

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

2/13 Carlisle Crescent, Hughesdale Vic 3166

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,000,000

&

\$1,100,000

#### Median sale price

Median price

\$709,000

House

Unit

X

Suburb

Hughesdale

Period - From

01/04/2017

to

31/03/2018

Source

REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/1c Bute St MURRUMBEENA 3163	\$1,125,000	24/03/2018
2	3/57 Poath Rd MURRUMBEENA 3163	\$1,080,500	12/05/2018
3	13/200 Murrumbeena Rd MURRUMBEENA 3163	\$1,052,500	02/06/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Rooms:****Property Type:** Strata Unit/Flat**Agent Comments****Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median Unit Price**

Year ending March 2018: \$709,000

## Comparable Properties

**2/1c Bute St MURRUMBEENA 3163 (REI)****Agent Comments****Price:** \$1,125,000**Method:** Auction Sale**Date:** 24/03/2018**Rooms:** -**Property Type:** Unit**Land Size:** 480 sqm approx**3/57 Poath Rd MURRUMBEENA 3163 (REI)****Agent Comments****Price:** \$1,080,500**Method:** Auction Sale**Date:** 12/05/2018**Rooms:** -**Property Type:** Townhouse (Res)**13/200 Murrumbeena Rd MURRUMBEENA 3163 (REI)****Agent Comments****Price:** \$1,052,500**Method:** Auction Sale**Date:** 02/06/2018**Rooms:** -**Property Type:** Unit