

#### 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	2/13 Carlisle Crescent, Hughesdale Vic 3166
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,000,000	&	\$1,100,000

#### Median sale price

Median price	\$709,000	Hou	se	Unit	х	9	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.

Ad	dress 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.



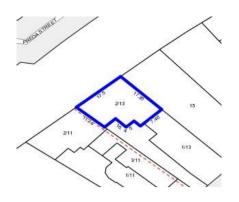






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# **McGrath**





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)

Price: \$1,125,000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: Unit

Land Size: 480 sqm approx

**Agent Comments** 



3/57 Poath Rd MURRUMBEENA 3163 (REI)





Price: \$1,080,500 Method: Auction Sale Date: 12/05/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 



13/200 Murrumbeena Rd MURRUMBEENA

3163 (REI)





Price: \$1,052,500 Method: Auction Sale Date: 02/06/2018

Rooms: -

Property Type: Unit

**Agent Comments** 

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