

## 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

65 Stonebridge Way Attwood VIC 3049

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$735,000

&

\$759,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,750

Property type

House

Suburb

Attwood

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

### 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 6 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

7 Lockhart Avenue Attwood VIC 3049	\$722,500	21-May-20
36 Alanbrae Terrace Attwood VIC 3049	\$707,000	20-Aug-20
19 Lamplight Way Attwood VIC 3049	\$721,000	22-Jul-20

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 6 months.~~

This Statement of Information was prepared on: 25 October 2020



**7 Lockhart Avenue Attwood VIC 3049**

 3  2  2

Sold Price

**\$722,500**

Sold Date **21-May-20**

Distance

**0.1km**



**36 Alanbrae Terrace Attwood VIC 3049**

 3  2  2

Sold Price

<sup>RS</sup> **\$707,000** <sup>UN</sup>

Sold Date **20-Aug-20**

Distance

**0.33km**



**19 Lamplight Way Attwood VIC 3049**

 5  2  2

Sold Price

**\$721,000**

Sold Date **22-Jul-20**

Distance

**0.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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