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Indicative Selling Price

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

Median House Price

Year ending September 2018: \$950,000



4 2 4

Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



70 Hillside Pde STRATHMORE 3041 (REI)

Agent Comments

4 1 1

Price: \$1,100,000

Method: Private Sale

Date: 17/05/2018

Rooms: 6

Property Type: House (Res)

Land Size: 657 sqm approx



17 Armstrong St COBURG 3058 (REI)

Agent Comments

4 2 1

Price: \$1,040,000

Method: Private Sale

Date: 26/05/2018

Rooms: -

Property Type: House



104 Landells Rd PASCOE VALE 3044 (REI)

Agent Comments

4 1 4

Price: \$1,005,000

Method: Sold Before Auction

Date: 08/08/2018

Rooms: -

Property Type: House (Res)

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

Indicative selling price

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

Range between &

Median sale price

Median price House ☒ Unit Suburb
Period - From to Source

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	70 Hillside Pde STRATHMORE 3041	\$1,100,000	17/05/2018
2	17 Armstrong St COBURG 3058	\$1,040,000	26/05/2018
3	104 Landells Rd PASCOE VALE 3044	\$1,005,000	08/08/2018

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.~~