

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

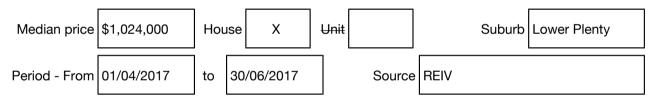
Indicative selling price

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

Range between \$980,000

&

Median sale price



\$1.060.000

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	30 Astley St MONTMORENCY 3094	\$1,050,000	27/05/2017
2	22 Glenauburn Rd LOWER PLENTY 3093	\$980,000	18/03/2017
3	17 Virginia Ct MONTMORENCY 3094	\$980,000	27/05/2017

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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: House Land Size: 880 sqm approx Agent Comments Indicative Selling Price \$980,000 - \$1,060,000 Median House Price June quarter 2017: \$1,024,000

Comparable Properties



 30 Astley St MONTMORENCY 3094 (REI)
 Agent Comments

 Image: 4
 Image: 2
 Image: 1

 Price: \$1,050,000
 Image: 1

 Method: Auction Sale
 Image: 27/05/2017

 Date: 27/05/2017
 Image: 27/05/2017

 Rooms: 7
 Image: 973 sqm approx

 22 Glenauburn Rd LOWER PLENTY 3093
 Agent Comments



(REI/VG) 1 4 1 2 2 2 2

17 Virginia Ct MONTMORENCY 3094 (REI)

3

2

Price: \$980,000 Method: Auction Sale Date: 18/03/2017 Rooms: 7 Property Type: House Land Size: 930 sqm approx

Agent Comments



Price: \$980,000 Method: Auction Sale Date: 27/05/2017 Rooms: 7 Property Type: House (Res) Land Size: 705 sqm approx

4

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