

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	1648 Little Yarra Road, Powelltown Vic 3797
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Indicative selling price

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

Range between	\$350,000	&	\$380,000
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Median sale price

Median price		House		Unit		Suburb	Powelltown
Period - From		to		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		
3		

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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Indicative Selling Price

\$350,000 - \$380,000



Rooms:

Property Type: House (Res)

Land Size: 804 sqm approx

Agent Comments

Comparable Properties



30 Messmate CI POWELLTOWN 3797 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 27/07/2017

Rooms: 6

Property Type: House

Land Size: 1800 sqm approx



17 Blake St POWELLTOWN 3797 (REI)

Agent Comments



Price: \$360,000

Method: Private Sale

Date: 04/09/2017

Rooms: 7

Property Type: House

Land Size: 700 sqm approx

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.