# hockingstuart

#### 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

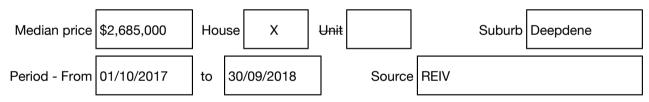
3 | 14 Bennett Street, Deepdene Vic 3103 1 3

#### Indicative selling price

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

 Range between
 \$1,600,000
 &
 \$1,700,000

#### Median sale price



#### 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	64a Gordon St DEEPDENE 3103	\$1,660,000	20/09/2018
2	1/16 Bennett St DEEPDENE 3103	\$1,610,000	03/07/2018
3	2/12 King St BALWYN 3103	\$1,494,000	28/07/2018

#### 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.

#### Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017

propertydata

#### Generated: 09/11/2018 14:29

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.

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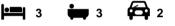
Rooms: Property Type: House Land Size: 394.316 sqm approx Agent Comments

**Indicative Selling Price** \$1,600,000 - \$1,700,000 Median House Price Year ending September 2018: \$2,685,000

### **Comparable Properties**



64a Gordon St DEEPDENE 3103 (REI)





Price: \$1,660,000 Method: Sold Before Auction Date: 20/09/2018 Rooms: 6 Property Type: House (Res) Land Size: 325 sqm approx

Agent Comments



1/16 Bennett St DEEPDENE 3103 (REI)

2



Price: \$1,610,000 Method: Private Sale Date: 03/07/2018 Rooms: 6 Property Type: Townhouse (Single)



2/12 King St BALWYN 3103 (REI) **---** 3 **2** 2

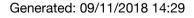
Agent Comments

Agent Comments

Price: \$1,494,000 Method: Auction Sale Date: 28/07/2018 Rooms: -Property Type: Townhouse (Res) Land Size: 273 sqm approx

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