

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

11 James Street, Selby Vic 3159

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$700,000

House

X

Unit

Suburb or locality Selby

Period - From 01/07/2017

to

30/06/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	3 Durang Rd SELBY 3159	\$600,000	11/05/2018
2	3 James St SELBY 3159	\$595,000	16/03/2018
3	8 Victor Rd CLEMATIS 3782	\$595,000	09/01/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



 3  1  1

Rooms:
Property Type: House (Res)
Land Size: 1180 sqm approx
Agent Comments

Indicative Selling Price
 \$550,000 - \$600,000
Median House Price
 Year ending June 2018: \$700,000

Comparable Properties



3 Durang Rd SELBY 3159 (REI)

Agent Comments

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Price: \$600,000
Method: Private Sale
Date: 11/05/2018
Rooms: 4
Property Type: House
Land Size: 1110 sqm approx

3 James St SELBY 3159 (VG)

Agent Comments

 2  -  -

Price: \$595,000
Method: Sale
Date: 16/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 1411 sqm approx



8 Victor Rd CLEMATIS 3782 (REI/VG)

Agent Comments

 3  1  2

Price: \$595,000
Method: Private Sale
Date: 09/01/2018
Rooms: 5
Property Type: House
Land Size: 1109 sqm approx