

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

31 Stonebridge Way, Attwood Vic 3049

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$746,750

House

X

Unit

Suburb Attwood

Period - From 01/07/2016

to

30/06/2017

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	59 Haddon Hall Dr ATTWOOD 3049	\$825,000	29/04/2017
2	43 Bamford Av WESTMEADOWS 3049	\$821,000	29/07/2017
3	46 Threadneedle St ATTWOOD 3049	\$820,000	01/04/2017

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.~~



Rooms:
Property Type: Land
Land Size: 760 sqm approx
 Agent Comments

Indicative Selling Price
 \$800,000 - \$850,000
Median House Price
 Year ending June 2017: \$746,750

Comparable Properties



59 Haddon Hall Dr ATTWOOD 3049 (REI/VG)

Agent Comments



Price: \$825,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 7
Property Type: House (Res)
Land Size: 732 sqm approx



43 Bamford Av WESTMEADOWS 3049 (REI)

Agent Comments



Price: \$821,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: House
Land Size: 545 sqm approx



46 Threadneedle St ATTWOOD 3049 (REI/VG)

Agent Comments



Price: \$820,000
Method: Auction Sale
Date: 01/04/2017
Rooms: 6
Property Type: House
Land Size: 600 sqm approx