

# 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

6 The Patch Road, The Patch Vic 3792

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$740,000

&

\$790,000

### Median sale price

Median price

\$672,500

House

X

Unit

Suburb

The Patch

Period - From

01/01/2017

to

31/12/2017

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	34 Kallista Emerald Rd KALLISTA 3791	\$775,000	11/10/2017
2	40 Kallista Emerald Rd KALLISTA 3791	\$750,000	20/12/2017
3	57 Kallista Emerald Rd THE PATCH 3792	\$750,000	28/11/2017

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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**Rooms:**  
**Property Type:** House  
**Land Size:** 4046 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$740,000 - \$790,000  
**Median House Price**  
 Year ending December 2017: \$672,500

## Comparable Properties



**34 Kallista Emerald Rd KALLISTA 3791 (REI/VG)**

Agent Comments

 4  
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  2

**Price:** \$775,000  
**Method:** Private Sale  
**Date:** 11/10/2017  
**Rooms:** 10  
**Property Type:** House  
**Land Size:** 1004 sqm approx



**40 Kallista Emerald Rd KALLISTA 3791 (REI/VG)**

Agent Comments

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**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 20/12/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1121 sqm approx



**57 Kallista Emerald Rd THE PATCH 3792 (REI)** Agent Comments

 4  
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**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 28/11/2017  
**Rooms:** 15  
**Property Type:** House