

## 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

12 Dunstan Road, Avonsleigh Vic 3782

## Indicative selling price

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

Range between \$600,000

&amp;

\$660,000

## Median sale price

Median price \$566,000

House

X

Unit

Suburb Avonsleigh

Period - From 01/10/2017

to 30/09/2018

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	50 First Av COCKATOO 3781	\$640,000	20/07/2018
2	3 Macclesfield Rd EMERALD 3782	\$625,000	27/11/2018
3	10 Springs St COCKATOO 3781	\$600,000	19/10/2018

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 2072 sqm approx

Agent Comments

## Comparable Properties



**50 First Av COCKATOO 3781 (REI/VG)**

Agent Comments



**Price:** \$640,000

**Method:** Private Sale

**Date:** 20/07/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 1012 sqm approx



**3 Macclesfield Rd EMERALD 3782 (REI)**

Agent Comments



**Price:** \$625,000

**Method:** Private Sale

**Date:** 27/11/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 1281 sqm approx



**10 Springs St COCKATOO 3781 (REI/VG)**

Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 19/10/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 1008 sqm approx