### 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

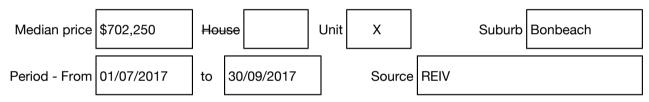
s 2/49 Fowler Street, Bonbeach Vic 3196 d e

#### Indicative selling price

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

Range between	\$675,000	&	\$740,000

#### 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	2 Cross Rd CHELSEA 3196	\$740,000	13/10/2017
2	3/32 Tarella Rd CHELSEA 3196	\$715,000	17/08/2017
3	3/18 Rigby St CARRUM 3197	\$700,000	19/06/2017

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.

#### Account - hockingstuart | P: 03 9772 7222 | F: 03 9776 0501

propertydata

#### Generated: 09/11/2017 18:33

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.

## hockingstuart

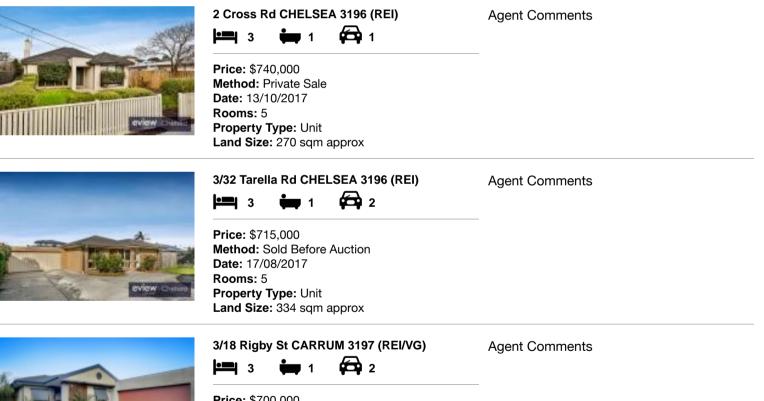




Rooms: Property Type: Strata Unit/Flat Agent Comments Jo Barclay 9772 7222 0439 394 434 jbarclay@hockingstuart.com.au

Indicative Selling Price \$675,000 - \$740,000 Median Unit Price September quarter 2017: \$702,250

## **Comparable Properties**





Price: \$700,000 Method: Private Sale Date: 19/06/2017 Rooms: 4 Property Type: Unit Land Size: 300 sqm approx

Account - hockingstuart | P: 03 9772 7222 | F: 03 9776 0501

propertydata

#### Generated: 09/11/2017 18:33

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.

