Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale	
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Indicative selling price

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

Range between \$650,000	&	\$700,000
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Median sale price

Median price	\$470,000	Pro	perty Type	Jnit]	Suburb	Melbourne
Period - From	01/07/2018	to	30/06/2019	Se	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	204/8 Sutherland St MELBOURNE 3000	\$705,000	28/04/2019
2	3204A/8 Franklin St MELBOURNE 3000	\$690,000	26/03/2019
3	4613/639 Lonsdale St MELBOURNE 3000	\$644,000	29/07/2019

OR

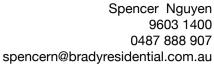
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/09/2019



Date of sale





Indicative Selling Price \$650,000 - \$700,000 **Median Unit Price** Year ending June 2019: \$470,000





Comparable Properties



204/8 Sutherland St MELBOURNE 3000 (REI/VG)

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Price: \$705,000 Method: Private Sale Date: 28/04/2019

Property Type: Apartment

Agent Comments



3204A/8 Franklin St MELBOURNE 3000 (REI/VG)





Price: \$690,000 Method: Private Sale Date: 26/03/2019

Property Type: Apartment

Agent Comments



4613/639 Lonsdale St MELBOURNE 3000 (VG) Agent Comments

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Price: \$644,000 Method: Sale Date: 29/07/2019

Property Type: Strata Unit/Flat

Account - Brady Residential | P: 03 9602 3866 | F: 03 9602 2733



