COLLINS SIMMS

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 | 298 Station Street, Carlton North Vic 3054 |
|---------------------------------|--|
| postcode | |
| | |

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|---------------|-------|-----------|-------------|--------|------|--------|---------------|
| Range betwee | n \$1,950,000 | | & | \$2,100,000 | | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,540,000 | House | e X | Unit | | | Suburb | Carlton North |
| Period - From | 01/07/2018 | to 3 | 0/09/2018 | | 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 sixmonths 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 | | |
| 3 | | |

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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propertydata

Generated: 12/11/2018 16:30

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.

