realty

@REALTY PTY LTD T/A @realty
Level 10/555 Lonsdale Street Melbourne VIC 3000



Member of REIV

Email: contracts@atrealty.com.au

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STATEMENT OF INFORMATION

Single residential property o lan area

Property offered for sale		ocated
or sale	Sections	outside
	47AF	The state of the s
	Sections 47AF of the Estate Agents Act 1980	located outside the Melbourne metrop

Including suburb or locality and postcode
J
PHOMBEL STREET
DARNUM 3822

Address

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Indicative selling price

Single price \$* 337 100 or range between \$*	ço es
Median sale price	
(*Delete or tick if house or unit as applicable)	
Median price \$ 347,500 *House & *unit Suburb or locality Opland 3822	Suburb or locality Upland 382
Period - From JULY 18 to SEPT 18	Source RA JOVA.

Comparable property sales (*Delete A or B below as applicable)

A These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

3 33 POWNOY DUE DOWN 3822	2 12 FEMINS ST SPORMM VIC 3822	3 LENIS ST DORNING 3822	Address of comparable property
\$ 340 098	\$355,000	\$322,000	Price
8 340 and 3/2/18	\$355,000 5/7 18	\$322,000 6/10/18	Date of sale

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OR.

CCI * The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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