

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 81 Kallista-emerald Road, The Patch Vic 3792

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$760,000 House X Unit Suburb The Patch

Period - From 01/07/2017 to 30/06/2018 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	6 The Patch Rd THE PATCH 3792	\$765,000	14/03/2018
2	38 The Patch Rd THE PATCH 3792	\$755,000	05/04/2018
3	85 Grantulla Rd MENZIES CREEK 3159	\$750,000	15/03/2018

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: 2408 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 Year ending June 2018: \$760,000

Comparable Properties



6 The Patch Rd THE PATCH 3792 (REI/VG)

Agent Comments



Price: \$765,000
Method: Private Sale
Date: 14/03/2018
Rooms: -
Property Type: House
Land Size: 2282 sqm approx



38 The Patch Rd THE PATCH 3792 (REI/VG)

Agent Comments



Price: \$755,000
Method: Sold Before Auction
Date: 05/04/2018
Rooms: 15
Property Type: House (Res)
Land Size: 17199 sqm approx



85 Grantulla Rd MENZIES CREEK 3159 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 15/03/2018
Rooms: 6
Property Type: House
Land Size: 1384 sqm approx