



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

70 Rodger Road, Panton Hill Vic 3759

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$650,000

&

\$715,000

Median sale price

Median price

House

Unit

Suburb

Panton Hill

Period - From

to

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		
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.



Indicative Selling Price
\$650,000 - \$715,000

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 3642 sqm approx

Agent Comments

Comparable Properties



**661 Kangaroo Ground St Andrews Rd
PANTON HILL 3759 (REI/VG)**

Agent Comments



Price: \$711,000

Method: Private Sale

Date: 08/06/2017

Rooms: 7

Property Type: House

Land Size: 1737 sqm approx

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.