

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

12 Lawrence Road, The Patch Vic 3792

Indicative selling price

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

Range between \$610,000 & \$660,000

Median sale price

Median price \$665,000 House X Unit Suburb The Patch

Period - From 01/07/2016 to 30/06/2017 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 Locarno Av KALLISTA 3791	\$647,000	22/06/2017
2	9 Laurel Ct OLINDA 3788	\$640,000	05/06/2017
3	13 St James Av KALLISTA 3791	\$625,000	22/06/2017

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: Hobby Farm < 20 ha (Rur)
Land Size: 2084 sqm approx
 Agent Comments

Indicative Selling Price
 \$610,000 - \$660,000
Median House Price
 Year ending June 2017: \$665,000

Comparable Properties



6 Locarno Av KALLISTA 3791 (REI/VG)

Agent Comments



Price: \$647,000
Method: Private Sale
Date: 22/06/2017
Rooms: 5
Property Type: House
Land Size: 6472 sqm approx



9 Laurel Ct OLINDA 3788 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 05/06/2017
Rooms: 10
Property Type: House
Land Size: 5996 sqm approx



13 St James Av KALLISTA 3791 (VG)

Agent Comments



Price: \$625,000
Method: Sale
Date: 22/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 3984 sqm approx