

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Propert ^o | y offered | for s | ale |
|----------------------|-----------|-------|-----|
|----------------------|-----------|-------|-----|

Period - From

| Including subu | | Sor Sponder Choos, West Melbourne vie 5555 | | | | | | | | |
|------------------|------------------|--|--------------|--------|------------|--|--------|----------------|--|--|
| Indicative selli | ng price | | | | | | | | | |
| For the meaning | of this price se | e consum | ner.vic.gov. | au/unc | lerquoting | | | | | |
| Range betweer | \$1,150,000 | | & | \$- | ,265,000 | | | | | |
| Median sale pr | ice* | _ | | | | | | | | |
| Median price | | House | | Unit | | | Suburb | West Melbourne | | |

Source

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

to

231 Dryburgh St NORTH MELBOURNE 3051

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 1 364 King St WEST MELBOURNE 3003 \$1,300,000 03/06/2018 2 29 Stawell St NORTH MELBOURNE 3051 \$915,000 09/07/2018

OR

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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.

Account - Nardella RE | P: 03 93298900 | F: 03 9328 3878





\$900,000

25/07/2018

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^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.











Property Type: House (Res) Land Size: 267 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,265,000 No median price available

Comparable Properties



364 King St WEST MELBOURNE 3003 (REI)





Price: \$1,300,000 Method: Private Sale Date: 03/06/2018 Rooms: 3

Property Type: House Land Size: 136 sqm approx





29 Stawell St NORTH MELBOURNE 3051 (REI) Agent Comments

Agent Comments



Property Type: House Land Size: 133 sqm approx



231 Dryburgh St NORTH MELBOURNE 3051

(REI)

-2







Price: \$900,000 Method: Private Sale Date: 25/07/2018

Rooms: -

Property Type: House





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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.

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Agent Comments