

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

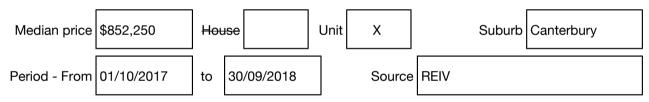
4/68 Wattle Valley Road, Canterbury Vic 3126

Indicative selling price

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

Single price \$745,000

Median sale price



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	1/90 Middlesex Rd SURREY HILLS 3127	\$757,000	23/06/2018
2	10/176-178 Union Rd SURREY HILLS 3127	\$750,000	19/05/2018
3	1/5 Florence Rd SURREY HILLS 3127	\$725,000	25/08/2018

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.

Account - Noel Jones | P: 03 9809 2000 | F: 03 9889 2537

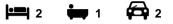
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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.







Rooms: Property Type: Unit Land Size: 97 sqm approx Agent Comments

Indicative Selling Price \$745,000 **Median Unit Price** Year ending September 2018: \$852,250

Comparable Properties





1 2 **D** 1

Price: \$750,000 Method: Auction Sale Date: 19/05/2018 Rooms: 3 Property Type: Apartment



1/5 Florence Rd SURREY HILLS 3127 (REI)

2 **2**

Agent Comments

Price: \$725,000 Method: Auction Sale Date: 25/08/2018 Rooms: 4 Property Type: Unit

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