

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
251sqm (Lot 912)	\$343,000	Or range between	<input type="text"/>	&	<input type="text"/>
256sqm (Lot 906 & 913)	\$347,000	Or range between	<input type="text"/>	&	<input type="text"/>
267sqm (Lot 907)	\$349,000	Or range between	<input type="text"/>	&	<input type="text"/>
285sqm (Lot 922, 924 & 926)	\$365,000	Or range between	<input type="text"/>	&	<input type="text"/>
315sqm (Lot 925, 931, 932 & 933)	\$377,000	Or range between	<input type="text"/>	&	<input type="text"/>

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From to Source

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
251sqm (Lot 912)			

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
256sqm (Lot 906 & 913)			

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
267sqm (Lot 907)			

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
285sqm (Lot 922, 924 & 926)			

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
315sqm (Lot 925, 931, 932 & 933)	836/ Hardys Rd CLYDE NORTH 3978	\$390,000	16/06/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

01/07/2022 14:00