

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode

21 Threadneedle Street, Attwood/Cambridge Gardens

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$789,000 & \$805,000

#### Median sale price

Median price  \$827,500 \*House ☒ \*Unit ☐ Suburb  Attwood

Period - From  01/01/2017 to  31/12/2017 Source  REIV propertydata.com.au

#### Comparable property sales

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. 40 Threadneedle Street, Attwood/Cambridge Gardens	\$877,000	01/11/2017
2. 20 Threadneedle Street, Attwood/Cambridge Gardens	\$830,000	23/09/2017
3. 40 Haddon Hall Drive, Attwood/Cambridge Gardens	\$1,100,000	31/10/2017