

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	1-3 View Road, The Patch Vic 3792
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Indicative selling price

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

Range between	\$360,000	&	\$396,000
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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		
2		
3		

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.

1-3 View Road, The Patch Vic 3792



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Indicative Selling Price

\$360,000 - \$396,000

Median House Price

Year ending June 2017: \$665,000



Rooms:

Property Type: Residential

Land Size: 1412 sqm approx

Agent Comments

Opportunity to get into the market - old hills cottage ripe for renovation or demolition and build dream home STCA.

Comparable Properties

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