

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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.



 4  3  2

Rooms:

Property Type: House

Land Size: 487 sqm approx

Agent Comments

Tucked away is a well-kept-secret property in the tightly held Scotch Hill precinct. This completely independent four-bedroom/two-bathroom townhouse is a rare opportunity on the very doorstep of Scotch College, Riversdale Road trams and the lush green expanses of Fairview Park and the Yarra River.

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending June 2017: \$2,100,000

Comparable Properties

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.