

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

51 Menzies Road, Menzies Creek Vic 3159

Indicative selling price

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

Range between \$820,000

&

\$902,000

Median sale price

Median price \$717,500

House

X

Unit

Suburb Menzies Creek

Period - From 01/01/2017

to 31/12/2017

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	61 Menzies Rd MENZIES CREEK 3159	\$920,000	05/09/2017
2	18 Menzies Rd MENZIES CREEK 3159	\$906,000	20/12/2017
3	65 Ridge Rd KALLISTA 3791	\$867,000	18/08/2017

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.



5 2 2

Rooms:

Property Type: House

Land Size: 6125 sqm approx

Agent Comments

Comparable Properties



61 Menzies Rd MENZIES CREEK 3159 (REI/VG)

Agent Comments

4 2 2

Price: \$920,000

Method: Private Sale

Date: 05/09/2017

Rooms: -

Property Type: House

Land Size: 2965 sqm approx



18 Menzies Rd MENZIES CREEK 3159 (REI)

Agent Comments

4 2 -

Price: \$906,000

Method: Private Sale

Date: 20/12/2017

Rooms: -

Property Type: House

Land Size: 2185 sqm approx



65 Ridge Rd KALLISTA 3791 (VG)

Agent Comments

3 - -

Price: \$867,000

Method: Sale

Date: 18/08/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6588 sqm approx