

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 205/62-68 Hayward Lane, Melbourne VIC 3000

Indicative selling price

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

Range between \$180,000 & \$185,000

Median sale price

Median price \$567,500 Unit X Suburb Melbourne

Period - From 01/10/2017 to 31/12/2017 Source REIV

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
310/268 Flinders Street, Melbourne VIC 3000	\$180,000	01/02/2018
713/408 Flinders Street, Melbourne VIC 3000	\$190,000	28/12/2017
301/99 A'Beckett Street, Melbourne VIC 3000	\$187,500	29/11/2017