

### 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](http://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	31 Ferrars PI SOUTH MELBOURNE 3205	\$2,100,000	08/12/2018
2	157 Cruikshank St PORT MELBOURNE 3207	\$2,015,000	21/07/2018
3	7 Clarendon PI SOUTH MELBOURNE 3205	\$1,920,000	24/08/2018

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.



**Rooms:**

**Property Type:** House

**Land Size:** 215 sqm approx

Agent Comments

## Comparable Properties



**31 Ferrars PI SOUTH MELBOURNE 3205 (REI)** Agent Comments



**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 08/12/2018

**Rooms:** 7

**Property Type:** House (Res)



**157 Cruikshank St PORT MELBOURNE 3207 (REI/VG)** Agent Comments



**Price:** \$2,015,000

**Method:** Auction Sale

**Date:** 21/07/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 206 sqm approx



**7 Clarendon PI SOUTH MELBOURNE 3205 (VG)** Agent Comments



**Price:** \$1,920,000

**Method:** Sale

**Date:** 24/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 161 sqm approx