

Statement of Information
**Multiple residential properties located in the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
 Including suburb and
 postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
1 Bed, 1 Bath	\$515,000	Or range between	\$*	&	\$
2 Bed, 1 Bath	\$*	Or range between	\$675,000	&	\$745,000
2 Bed, 2 Bath	\$*	Or range between	\$755,000	&	\$795,000
2 Bed, 2 Bath	\$*	Or range between	\$935,000	&	\$995,000
3 Bed, 2 Bath	\$*	Or range between	\$995,000	&	\$1,445,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	11/11-13 Llaneast Street, Armadale	\$565,000	16/8/17
	9/5 Lewisham Road, Windsor	\$595,000	8/7/17
	15/26 Hughenden Road, St Kilda East	\$548,000	29/7/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	2/2 Egerton Road, Armadale	\$750,000	19/8/17
	6/31 Mercer Road, Armadale	\$775,000	31/7/17
	6/15 Denbigh Road, Armadale	\$751,000	29/4/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	4/219 Dandenong Road, Windsor	\$825,000	29/7/17
	4/235 Dandenong Road, Windsor	\$805,000	13/5/17
	21/62 Wattletree Road, Armadale	\$821,000	12/8/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	9/305 Dandenong Road, Prahran	\$1,020,000	24/6/17
	5/29 Mercer Road, Armadale	\$1,200,000	5/5/17
	1/2a Lynedoch Avenue, St Kilda East	\$1,000,000	9/4/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	3/55 Ercildoune Street, Caulfield North	\$2,394,000	22/4/17
	4/44-48 New Street, Armadale	\$1,635,000	20/5/17
	1/656 Inkerman Road, Caulfield North	\$1,448,000	23/7/17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.