

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	G05/1-3 Oaklands Ct HIGHETT 3190	\$550,000	09/08/2017
2	104/2a Major St HIGHETT 3190	\$535,000	05/07/2017
3	3/332 South Rd HAMPTON EAST 3188	\$510,000	01/06/2017

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.



Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$500,000 - \$520,000
Median Unit Price
June quarter 2017: \$975,000

Comparable Properties



G05/1-3 Oaklands Ct HIGHETT 3190 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 09/08/2017
Rooms: 4
Property Type: Apartment



104/2a Major St HIGHETT 3190 (REI)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 05/07/2017
Rooms: -
Property Type: Apartment



3/332 South Rd HAMPTON EAST 3188 (REI/VG)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 01/06/2017
Rooms: 4
Property Type: Apartment