

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

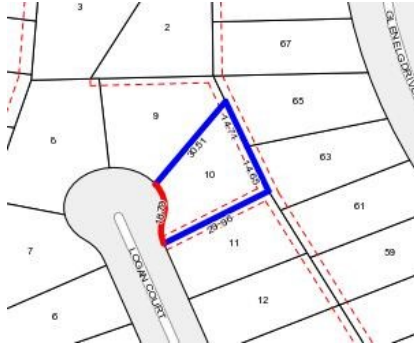
Comparable property sales (*Delete A or B below as applicable)

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	13 Mcswain St PARKDALE 3195	\$1,114,000	17/09/2017
2	67 Oak Av CHELTENHAM 3192	\$1,095,000	12/08/2017
3	28 Gainsborough Rd MENTONE 3194	\$1,068,000	09/09/2017

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 2.5 3

Rooms:

Property Type: House

Land Size: 597.96 sqm approx

Agent Comments

House built in 1980 (approx.) Floor heating downstairs Heating & cooling upstairs

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2017: \$1,306,000

Comparable Properties



13 Mcswain St PARKDALE 3195 (REI)

[Agent Comments](#)

5 3 4

Price: \$1,114,000

Method: Private Sale

Date: 17/09/2017

Rooms: -

Property Type: House



67 Oak Av CHELTENHAM 3192 (REI)

[Agent Comments](#)

3 2 1

Price: \$1,095,000

Method: Auction Sale

Date: 12/08/2017

Rooms: -

Property Type: House



28 Gainsborough Rd MENTONE 3194 (REI)

[Agent Comments](#)

4 1 2

Price: \$1,068,000

Method: Auction Sale

Date: 09/09/2017

Rooms: -

Property Type: House