

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	10/135-137 Ormond Esp ELWOOD 3184	\$1,081,100	07/02/2018
2	6/58 Nepean Hwy BRIGHTON 3186	\$1,060,000	18/11/2017
3	9/109 Asling St BRIGHTON 3186	\$1,015,000	28/03/2018

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.



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Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median Unit Price
 December quarter 2017: \$625,000

Comparable Properties



10/135-137 Ormond Esp ELWOOD 3184 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,081,100
Method: Private Sale
Date: 07/02/2018
Rooms: -
Property Type: Townhouse (Res)



6/58 Nepean Hwy BRIGHTON 3186 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$1,060,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 278 sqm approx



9/109 Asling St BRIGHTON 3186 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,015,000
Method: Private Sale
Date: 28/03/2018
Rooms: -
Property Type: Townhouse (Res)