

# 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	61 Murray St PRAHRAN 3181	\$2,475,000	18/04/2018
2	17 St Georges Rd ARMADALE 3143	\$2,404,000	16/03/2018
3	2 Hume St ARMADALE 3143	\$2,230,000	24/03/2018

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.



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 370 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$2,000,000 - \$2,200,000  
**Median House Price**  
 Year ending March 2018: \$1,650,000

## Comparable Properties



61 Murray St PRAHRAN 3181 (REI)

Agent Comments



**Price:** \$2,475,000  
**Method:** Sold Before Auction  
**Date:** 18/04/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 322 sqm approx



17 St Georges Rd ARMADALE 3143 (VG)

Agent Comments



**Price:** \$2,404,000  
**Method:** Sale  
**Date:** 16/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 449 sqm approx



2 Hume St ARMADALE 3143 (REI/VG)

Agent Comments



**Price:** \$2,230,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 345 sqm approx