

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	2/399 Kooyong Rd ELSTERNWICK 3185	\$305,000	09/09/2018
2	9/468 Kooyong Rd CAULFIELD SOUTH 3162	\$300,000	06/06/2018
3	5/48 Magnolia Rd GARDENVALE 3185	\$290,000	09/08/2018

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: 3
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$280,000 - \$308,000
Median Unit Price *
 12/08/2018 - 12/11/2018: \$633,000
 * Agent calculated median

Comparable Properties



2/399 Kooyong Rd ELSTERNWICK 3185 (REI/VG)

Agent Comments

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Price: \$305,000
Method: Private Sale
Date: 09/09/2018
Rooms: -
Property Type: Apartment



9/468 Kooyong Rd CAULFIELD SOUTH 3162 (VG)

Agent Comments

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Price: \$300,000
Method: Sale
Date: 06/06/2018
Rooms: -
Property Type: Strata Unit/Flat



5/48 Magnolia Rd GARDENVALE 3185 (REI/VG) Agent Comments

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Price: \$290,000
Method: Sold Before Auction
Date: 09/08/2018
Rooms: -
Property Type: Apartment