

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	9/7 Crosbie Rd MURRUMBEENA 3163	\$330,000	19/12/2018
2	5/36 Browns Rd BENTLEIGH EAST 3165	\$325,000	13/12/2018
3	6/13 Holloway St ORMOND 3204	\$305,000	31/01/2019

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:
Agent Comments

Indicative Selling Price
\$300,000 - \$330,000
Median Unit Price
March quarter 2019: \$1,000,000

Comparable Properties



9/7 Crosbie Rd MURRUMBEENA 3163 (REI/VG) Agent Comments



Price: \$330,000
Method: Private Sale
Date: 19/12/2018
Rooms: -
Property Type: Apartment

5/36 Browns Rd BENTLEIGH EAST 3165 (REI) Agent Comments



Price: \$325,000
Method: Sold Before Auction
Date: 13/12/2018
Rooms: -
Property Type: Apartment



6/13 Holloway St ORMOND 3204 (REI/VG) Agent Comments



Price: \$305,000
Method: Private Sale
Date: 31/01/2019
Rooms: -
Property Type: Apartment