

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath	\$*	Or range between	\$959,500		\$1,055,450
2 Bed, 2 Bath	\$*	Or range between	\$1,100,000		\$1,210,000
3 Bed, 2 Bath	\$*	Or range between	\$1,395,000		\$1,534,500
3 Bed, 2 Bath	\$*	Or range between	\$1,850,000		\$2,035,000
3 Bed, 3 Bath	\$*	Or range between	\$2,195,000		\$2,414,500
3 Bed, 3 Bath	\$*	Or range between	\$3,150,000		\$3,465,000
3 Bed, 3 Bath	\$*	Or range between	\$5,100,000		\$5,610,000
3 Bed, 3 Bath	\$*	Or range between	\$7,100,000		\$7,810,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

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

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	801/7 Evergreen Mews, Armadale	\$980,000	24/06/2019
	7/648 High Street, Armadale	\$992,000	29/06/2019
	3/261 Dandenong Road, Prahran	\$981,000	27/08/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 2 Bath	113/881 High Street, Armadale	\$1,200,000	11/05/2013
	11/15 Irving Avenue, Prahran	\$1,130,000	14/05/2019
	207/723 Orrong Road, Toorak	\$1,125,000	25/05/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	204/283 High Street, Prahran	\$1,410,000	15/06/2019
	3/6 St Johns Lane, Toorak	\$1,400,000	26/06/2019
	2/692 Orrong Road, Toorak	\$1,450,000	05/06/2019

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 2 Bath	301/283 High Street, Prahran	\$2,000,000	25/09/2019
	204/1 Wallace Avenue, Toorak	\$1,850,000	07/10/2019
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 3 Bath	2/347 Glenferrie Road, Malvern	\$2,350,000	19/10/2019
	1/212a Kooyong Road, Toorak	\$2,250,000	01/05/2019
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 3 Bath	4/23 Washington Street, Toorak	\$3,200,000	05/08/2019
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 3 Bath	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3 Bed, 3 Bath	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

24/10/2019