

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	29 Warralong Av GREENSBOROUGH 3088	\$879,000	14/09/2017
2	18 Barry St WATSONIA 3087	\$830,000	22/07/2017
3	1 Hooper St MACLEOD 3085	\$810,000	28/10/2017

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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Indicative Selling Price

\$820,000 - \$890,000

Median House Price

Year ending September 2017: \$790,000



3 1 1

Rooms:

Property Type: House

Land Size: 601 sqm approx

Agent Comments

Comparable Properties



29 Warralong Av GREENSBOROUGH 3088 (REI)

Agent Comments

3 2 2

Price: \$879,000

Method: Sold Before Auction

Date: 14/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 648 sqm approx



18 Barry St WATSONIA 3087 (REI/VG)

Agent Comments

3 1 1

Price: \$830,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 598 sqm approx



1 Hooper St MACLEOD 3085 (REI)

Agent Comments

3 1 1

Price: \$810,000

Method: Auction Sale

Date: 28/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 619 sqm approx