

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
210/9 Commercial Road, Melbourne Vic 3004**Indicative selling price**For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000 & \$520,000

Median sale price

Median price \$499,000 House Unit X Suburb Melbourne

Period - From 01/04/2017 to 30/06/2017 Source REIV

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		
3		

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

\$490,000 - \$520,000

Median Unit Price

June quarter 2017: \$499,000



Rooms: 3

Property Type: Strata Unit/Flat

Comparable Properties



**305/9 Commercial Rd MELBOURNE 3000
(REI/VG)**

Agent Comments



Price: \$498,000

Method: Private Sale

Date: 22/03/2017

Rooms: 3

Property Type: Apartment