

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](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Unit  Suburb   
 Period - From  to  Source

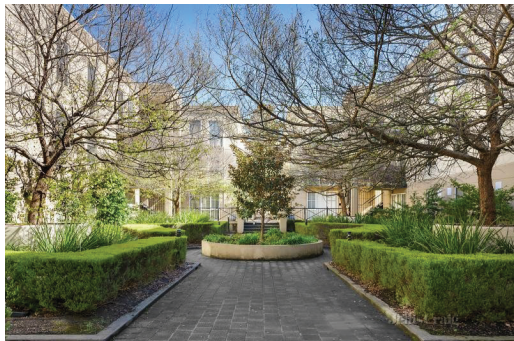
**Comparable property sales (\*Delete A or B below as applicable)**

**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	207/21-27 Oconnell St NORTH MELBOURNE 3051	\$800,000	17/06/2017
2	30/29 Little Palmerston St CARLTON 3053	\$792,000	16/09/2017
3	202/668 Swanston St CARLTON 3053	\$765,000	28/07/2017

OR

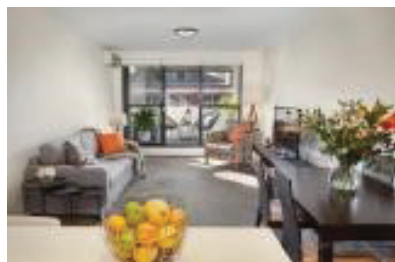
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
 \$790,000  
**Median House Price**  
 Year ending June 2017: \$1,584,000

## Comparable Properties



**207/21-27 Oconnell St NORTH MELBOURNE 3051 (REI)**



**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** -  
**Property Type:** Apartment

**Agent Comments**

3 bedroom apartment with one less car space. Similar city proximity.



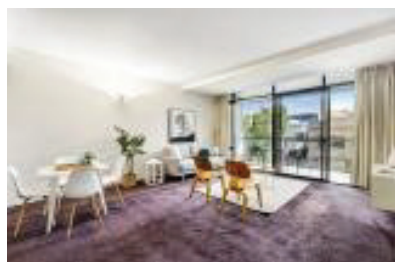
**30/29 Little Palmerston St CARLTON 3053 (REI)**



**Price:** \$792,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** -  
**Property Type:** Apartment

**Agent Comments**

Recent sale in the past week - offering 2 bedroom, 2 bathrooms in city fringe/Carlton locale.



**202/668 Swanston St CARLTON 3053 (VG)**



**Price:** \$765,000  
**Method:** Sale  
**Date:** 28/07/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**Agent Comments**

Comparable sized apartment - with extra bedroom - but did not offer the two car parking like 56/39 Rathdowne St.