

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$730,000	&	\$780,000

Median sale price

Median price	\$546,500	Hou	se	Unit	х	Suburb	Abbotsford
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

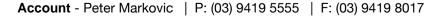
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	303/58 Queens Pde FITZROY NORTH 3068	\$800,000	05/05/2018
2	3/60 High St NORTHCOTE 3070	\$799,000	25/04/2018
3	115/88 Trenerry Cr ABBOTSFORD 3067	\$729,000	15/05/2018

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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Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$730,000 - \$780,000 **Median Unit Price** Year ending March 2018: \$546,500

Comparable Properties



303/58 Queens Pde FITZROY NORTH 3068

(REI)

Price: \$800,000

Method: Sold Before Auction

Date: 05/05/2018

Rooms: -

Property Type: Apartment

Agent Comments



3/60 High St NORTHCOTE 3070 (REI)



Price: \$799,000 Method: Private Sale Date: 25/04/2018

Rooms: -

Property Type: Apartment

Agent Comments

Agent Comments



115/88 Trenerry Cr ABBOTSFORD 3067 (REI)



Price: \$729,000 Method: Private Sale Date: 15/05/2018

Rooms: 3

Property Type: Apartment

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