

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	28 Pleasant Rd THOMASTOWN 3074	\$840,000	15/07/2017
2	33 Prilep Hts LALOR 3075	\$825,000	29/07/2017
3	28 Mount View Rd THOMASTOWN 3074	\$816,000	12/08/2017

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: House (Previously Occupied - Detached)

Land Size: 541 sqm approx

Agent Comments

Indicative Selling Price

\$795,000 - \$870,000

Median House Price

September quarter 2017: \$682,500

Comparable Properties

28 Pleasant Rd THOMASTOWN 3074 (REI)

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 15/07/2017

Rooms: -

Property Type: House



33 Prilep Hts LALOR 3075 (REI/VG)

Agent Comments



Price: \$825,000

Method: Auction Sale

Date: 29/07/2017

Rooms: 5

Property Type: House (Res)

Land Size: 570 sqm approx

28 Mount View Rd THOMASTOWN 3074 (REI)

Agent Comments



Price: \$816,000

Method: Auction Sale

Date: 12/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 638 sqm approx