

## 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 906/1 Roy Street, Melbourne Vic 3004

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$730,000 & \$800,000

#### 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	510/6 Murphy St SOUTH YARRA 3141	\$860,000	15/07/2017
2	305/196 Albert Rd SOUTH MELBOURNE 3205	\$805,000	03/06/2017
3	505/1 Roy St MELBOURNE 3004	\$750,000	26/08/2017

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.