

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 | 63 Peel Street, Golden Point Vic 3350 |
|---|---------------------------------------|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$280,000 | & | \$305,000 |
|---------------|-----------|---|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|--------------|
| Median price | \$310,000 | House | X | Unit | | Suburb | Golden Point |
| Period - From | 01/01/2017 | to | 31/12/2017 | 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 | 83 Peel St GOLDEN POINT 3350 | \$275,000 | 28/09/2017 |
| 2 | 69 Peel St GOLDEN POINT 3350 | \$265,000 | 07/03/2017 |
| 3 | 69 Peel St.S GOLDEN POINT 3350 | \$265,000 | 07/03/2017 |

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: Townhouse (Res)
Agent Comments

Indicative Selling Price
 \$280,000 - \$305,000
Median House Price
 Year ending December 2017: \$310,000

Comparable Properties

83 Peel St GOLDEN POINT 3350 (VG)

Agent Comments



Price: \$275,000
Method: Sale
Date: 28/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 352 sqm approx

69 Peel St GOLDEN POINT 3350 (VG)

Agent Comments



Price: \$265,000
Method: Sale
Date: 07/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 270 sqm approx



69 Peel St.S GOLDEN POINT 3350 (REI)

Agent Comments



Price: \$265,000
Method: Private Sale
Date: 07/03/2017
Rooms: 3
Property Type: House (Res)