

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

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	2/11 Aspinall Rd BOX HILL NORTH 3129	\$1,250,000	22/06/2017
2	2/8 Ruda St DONCASTER 3108	\$1,222,500	24/08/2017
3	17 Toronto Av DONCASTER 3108	\$1,180,000	22/06/2017

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:
Agent Comments

Indicative Selling Price
\$1,175,000
Median House Price
June quarter 2017: \$1,500,000

Comparable Properties



2/11 Aspinal Rd BOX HILL NORTH 3129 (REI) Agent Comments



Price: \$1,250,000
Method: Sold Before Auction
Date: 22/06/2017
Rooms: -
Property Type: Townhouse (Res)

2/8 Ruda St DONCASTER 3108 (REI)



Price: \$1,222,500
Method: Private Sale
Date: 24/08/2017
Rooms: -
Property Type: House (Res)

Agent Comments

4 beds, 2 bath, 2 car

17 Toronto Av DONCASTER 3108 (REI)



Price: \$1,180,000
Method: Private Sale
Date: 22/06/2017
Rooms: -
Property Type: House (Res)

Agent Comments