

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

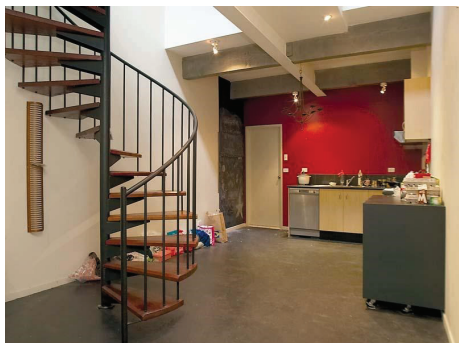
Comparable property sales (*Delete A or B below as applicable)

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	1413/83 Queensbridge St SOUTHBANK 3006	\$625,000	25/01/2018
2	2805/200 Spencer St MELBOURNE 3000	\$615,000	27/12/2017
3	307/107 Hawke St WEST MELBOURNE 3003	\$590,000	08/02/2018

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.

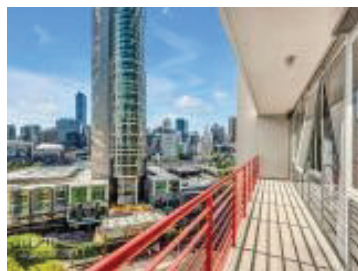


2 1 1

Rooms:
Property Type: Car Park (Single Car Space)
Land Size: 68 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
December quarter 2017: \$567,500

Comparable Properties



1413/83 Queensbridge St SOUTHBANK 3006 (REI) Agent Comments

2 1 1

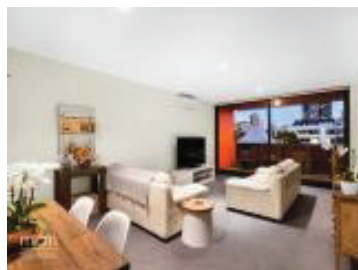
Price: \$625,000
Method: Private Sale
Date: 25/01/2018
Rooms: 3
Property Type: Apartment
Land Size: 102 sqm approx



2805/200 Spencer St MELBOURNE 3000 (REI) Agent Comments

2 1 1

Price: \$615,000
Method: Private Sale
Date: 27/12/2017
Rooms: 3
Property Type: Apartment



307/107 Hawke St WEST MELBOURNE 3003 (REI) Agent Comments

2 1 1

Price: \$590,000
Method: Private Sale
Date: 08/02/2018
Rooms: 3
Property Type: Apartment