

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](http://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	57 Type St RICHMOND 3121	\$1,590,000	29/04/2017
2	67 Yarra St ABBOTSFORD 3067	\$1,402,500	27/05/2017
3	17 Valiant St ABBOTSFORD 3067	\$1,375,000	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.



3   1   1

**Rooms:**  
**Property Type:** House  
 Agent Comments

**Indicative Selling Price**  
 \$1,400,000 - \$1,540,000  
**Median House Price**  
 June quarter 2017: \$1,277,500

## Comparable Properties



57 Type St RICHMOND 3121 (REI/VG)

Agent Comments

3   1   1

**Price:** \$1,590,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 315 sqm approx



67 Yarra St ABBOTSFORD 3067 (REI/VG)

Agent Comments

3   1   1

**Price:** \$1,402,500  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 276 sqm approx



17 Valiant St ABBOTSFORD 3067 (REI)

Agent Comments

3   1   -

**Price:** \$1,375,000  
**Method:** Auction Sale  
**Date:** 12/08/2017  
**Rooms:** 5  
**Property Type:** House (Res)