

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 | 25 Wilson St ROSEBUD 3939 | \$950,000 | 28/10/2017 |
| 2 | 134 Flinders St MCCRAE 3938 | \$950,000 | 31/07/2017 |
| 3 | 8 Hillman Av MCCRAE 3938 | \$905,000 | 21/11/2017 |

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.

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Indicative Selling Price
\$880,000 - \$950,000
Median House Price
March quarter 2018: \$860,000



Rooms:
Property Type: House (Res)
Land Size: 994 sqm approx
Agent Comments

Comparable Properties



25 Wilson St ROSEBUD 3939 (REI/VG)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 797 sqm approx

134 Flinders St MCCRAE 3938 (VG)

Agent Comments



Price: \$950,000
Method: Sale
Date: 31/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 1192 sqm approx



8 Hillman Av MCCRAE 3938 (REI/VG)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 21/11/2017
Rooms: 6
Property Type: House (Res)
Land Size: 897 sqm approx