

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 | 1/92 Huntingdale Rd MOUNT WAVERLEY 3149 | \$1,045,200 | 02/06/2018 |
| 2 | 33 Renown St BURWOOD 3125 | \$1,030,000 | 23/06/2018 |
| 3 | 1/17 Webb St BURWOOD 3125 | \$992,000 | 05/05/2018 |

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$880,000 - \$960,000
Median Unit Price
 Year ending June 2018: \$860,000

Comparable Properties



1/92 Huntingdale Rd MOUNT WAVERLEY 3149 Agent Comments
 (REI)



Price: \$1,045,200
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: Townhouse (Res)



33 Renown St BURWOOD 3125 (REI) Agent Comments



Price: \$1,030,000
Method: Auction Sale
Date: 23/06/2018
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 250 sqm approx



1/17 Webb St BURWOOD 3125 (REI) Agent Comments



Price: \$992,000
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: Unit
Land Size: 368 sqm approx