

## 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	84 Shields St FLEMINGTON 3031	\$1,810,000	05/08/2017
2	871 Park St BRUNSWICK WEST 3055	\$1,660,000	28/03/2017
3	20 Bryant St FLEMINGTON 3031	\$1,600,000	31/05/2017

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.



4   2  

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 320 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,760,000  
**Median House Price**  
Year ending June 2017: \$1,330,000

## Comparable Properties



84 Shields St FLEMINGTON 3031 (REI)

Agent Comments

4   2   -

**Price:** \$1,810,000  
**Method:** Auction Sale  
**Date:** 05/08/2017  
**Rooms:** -  
**Property Type:** House (Res)



871 Park St BRUNSWICK WEST 3055 (REI)

Agent Comments

4   2   2

**Price:** \$1,660,000  
**Method:** Private Sale  
**Date:** 28/03/2017  
**Rooms:** -  
**Property Type:** House (Res)



20 Bryant St FLEMINGTON 3031 (REI)

Agent Comments

5   1   1

**Price:** \$1,600,000  
**Method:** Private Sale  
**Date:** 31/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 432 sqm approx