

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	189 Hudsons Rd SPOTSWOOD 3015	\$875,000	21/04/2017
2	11 Margaret St NEWPORT 3015	\$870,000	13/05/2017
3	1/176 Blackshaws Rd SOUTH KINGSVILLE 3015	\$830,000	21/04/2017

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.~~



**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 764 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$825,000 - \$890,000  
**Median House Price**  
Year ending June 2017: \$1,046,000

## Comparable Properties



**189 Hudsons Rd SPOTSWOOD 3015 (VG)**

**Agent Comments**



**Price:** \$875,000  
**Method:** Sale  
**Date:** 21/04/2017  
**Rooms:** -  
**Property Type:** Subdivided Unit/Villa/Townhouse  
- Single OYO Unit

**11 Margaret St NEWPORT 3015 (REI/VG)**

**Agent Comments**



**Price:** \$870,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 160 sqm approx



**1/176 Blackshaws Rd SOUTH KINGSVILLE 3015 (REI/VG)**

**Agent Comments**



**Price:** \$830,000  
**Method:** Auction Sale  
**Date:** 21/04/2017  
**Rooms:** 5  
**Property Type:** Townhouse (Single)