

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	201 Gooch St THORBURY 3071	\$1,271,000	26/08/2017
2	182 Separation St NORTHCOTE 3070	\$1,147,000	19/07/2017
3	21 Separation St FAIRFIELD 3078	\$1,100,000	09/09/2017

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:
Agent Comments

Comparable Properties



201 Gooch St THORNBURY 3071 (REI)

Agent Comments



Price: \$1,271,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)



182 Separation St NORTHCOTE 3070 (REI)

Agent Comments



Price: \$1,147,000
Method: Private Sale
Date: 19/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 530 sqm approx



21 Separation St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$1,100,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House (Res)