

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 William Rd BLAIRGOWRIE 3942	\$1,215,000	14/04/2018
2	76 Adelaide St BLAIRGOWRIE 3942	\$1,210,000	19/12/2017
3	37 Revell St BLAIRGOWRIE 3942	\$1,200,000	29/01/2018

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.~~



4 2 2

Rooms:
Property Type: Land
Land Size: 682 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending March 2018: \$986,000

Comparable Properties



25 William Rd BLAIRGOWRIE 3942 (REI)

Agent Comments

3 2 2

Price: \$1,215,000
Method: Auction Sale
Date: 14/04/2018
Rooms: 5
Property Type: House (Res)
Land Size: 720 sqm approx



76 Adelaide St BLAIRGOWRIE 3942 (VG)

Agent Comments

4 - -

Price: \$1,210,000
Method: Sale
Date: 19/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 651 sqm approx

37 Revell St BLAIRGOWRIE 3942 (VG)

Agent Comments

3 - -

Price: \$1,200,000
Method: Sale
Date: 29/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 752 sqm approx