

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	3/298 Canterbury Rd HEATHMONT 3135	\$605,500	27/04/2017
2	1/48 Heatherdale Rd MITCHAM 3132	\$605,000	14/07/2017
3	2/8 Kirk St RINGWOOD 3134	\$595,000	20/05/2017

**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.



2 1 2

**Rooms:**  
**Property Type:** Unit  
Agent Comments

**Indicative Selling Price**  
\$590,000 - \$649,000  
**Median Unit Price**  
Year ending June 2017: \$730,000

## Comparable Properties



3/298 Canterbury Rd HEATHMONT 3135 (REI) Agent Comments

2 1 1

**Price:** \$605,500  
**Method:** Private Sale  
**Date:** 27/04/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 228 sqm approx



1/48 Heatherdale Rd MITCHAM 3132 (REI) Agent Comments

2 1 1

**Price:** \$605,000  
**Method:** Private Sale  
**Date:** 14/07/2017  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 255 sqm approx



2/8 Kirk St RINGWOOD 3134 (REI) Agent Comments

2 1 1

**Price:** \$595,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 3  
**Property Type:** Flat/Unit/Apartment (Res)