

Trevor Gange 03 9326 8756 0499 332 211 trevorgange@jelliscraig.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF of the Estate Agents Act												ents Act 1980
Property offer	ed for s	sale											
A Including subu po	6 Chapr	man S	Stree	t, North N	Лelb	ourne	e Vic 305	1					
Indicative sell	ing pric	е											
For the meaning	of this p	orice see	cons	sume	r.vic.gov.	au/u	ınder	quoting					
Range between \$1,000,0		0,000			&		\$1,100,000						
Median sale p	rice												
Median price \$1,350,000		000	Hou	ıse	Х	Ur	niŧ 🗌				Suburb	No	rth Melbourne
Period - From	eriod - From 01/10/2016		to	o 30/09/2017			Source			IV			
Comparable p	roperty	sales (*Del	lete /	A or B b	elov	w as	applica	ble)			
	that the	estate a											the last six trable to the
Address of comparable property										Pr	ice		Date of sale
1													
2													
3													
OR													

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.

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В*



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Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending September 2017: \$1,350,000



2 **-** 1 **-** 0

Rooms:

Property Type: House (Res) **Land Size**: 119 sqm approx

Agent Comments

Comparable Properties



9 Erskine St NORTH MELBOURNE 3051 (REI/VG)

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Price: \$1,080,000 **Method**: Auction Sale **Date**: 26/08/2017

Rooms: -

Property Type: Apartment **Land Size**: 100 sqm approx

Agent Comments

Agent Comments

187 Errol St NORTH MELBOURNE 3051 (REI/VG)

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Price: \$962,000 Method: Auction Sale Date: 01/07/2017 Rooms: -

Property Type: House - Terrace **Land Size**: 90 sqm approx

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.

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