

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

Single price

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	101/55 Cumberland Dr MARIBYRNONG 3032	\$642,000	08/04/2017
2	302/55 Cumberland Dr MARIBYRNONG 3032	\$632,500	15/07/2017
3	301/30 La Scala Av MARIBYRNONG 3032	\$585,000	21/03/2017

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: Strata Unit/Flat

Agent Comments

Comparable Properties



101/55 Cumberland Dr MARIBYRNONG 3032
(REI/VG)



Price: \$642,000

Method: Private Sale

Date: 08/04/2017

Rooms: -

Property Type: Apartment

Agent Comments

Comparable accommodation and condition.
Nearby in location.



302/55 Cumberland Dr MARIBYRNONG 3032
(REI)



Price: \$632,500

Method: Private Sale

Date: 15/07/2017

Rooms: 3

Property Type: Apartment

Agent Comments

Again very comparable in condition and location,
however does offer an additional car space.



301/30 La Scala Av MARIBYRNONG 3032
(REI/VG)



Price: \$585,000

Method: Private Sale

Date: 21/03/2017

Rooms: 3

Property Type: Apartment

Agent Comments

Very comparable accommodation and floor plan,
also offers city views from the balcony. Inferior
location.