

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	43 Rochdale Dr BURWOOD EAST 3151	\$990,000	26/05/2018
2	354 Blackburn Rd BURWOOD EAST 3151	\$940,500	02/06/2018
3	34 Faulkner St FOREST HILL 3131	\$916,000	21/04/2018

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.



 3  2  2

Rooms:
Property Type: House
Land Size: 522 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2018: \$1,063,500

Comparable Properties



43 Rochdale Dr BURWOOD EAST 3151 (REI) Agent Comments

 3  1  1

Price: \$990,000
Method: Auction Sale
Date: 26/05/2018
Rooms: 5
Property Type: House (Res)
Land Size: 681 sqm approx



354 Blackburn Rd BURWOOD EAST 3151 (REI) Agent Comments

 3  1  2

Price: \$940,500
Method: Auction Sale
Date: 02/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 539 sqm approx



34 Faulkner St FOREST HILL 3131 (REI) Agent Comments

 3  1  1

Price: \$916,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 592 sqm approx