

## 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 | 7 Saunders CI LYSTERFIELD 3156    | \$762,000 | 11/03/2018   |
| 2 | 40 Colorado Cr ROWVILLE 3178      | \$761,000 | 29/11/2017   |
| 3 | 6 Cullinan Ct FERNTREE GULLY 3156 | \$760,000 | 21/02/2018   |

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.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 629 sqm approx

Agent Comments

**Indicative Selling Price**

\$700,000 - \$770,000

**Median House Price**

December quarter 2017: \$1,150,000

## Comparable Properties



**7 Saunders CI LYSTERFIELD 3156 (REI)**

Agent Comments



**Price:** \$762,000

**Method:** Private Sale

**Date:** 11/03/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 622 sqm approx



**40 Colorado Cr ROWVILLE 3178 (REI)**

Agent Comments



**Price:** \$761,000

**Method:** Private Sale

**Date:** 29/11/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 807 sqm approx



**6 Cullinan Ct FERNTREE GULLY 3156 (REI)**

Agent Comments



**Price:** \$760,000

**Method:** Private Sale

**Date:** 21/02/2018

**Rooms:** 6

**Property Type:** House (Res)