

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	60a Bayfield Rd.W BAYSWATER NORTH 3153	\$630,000	28/10/2017
2	30a Thomas St CROYDON SOUTH 3136	\$620,000	04/09/2017
3	2/24 Faraday Rd CROYDON SOUTH 3136	\$610,000	27/12/2017

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:
Land Size: 558 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median Unit Price
Year ending December 2017: \$520,000

Comparable Properties



60a Bayfield Rd.W BAYSWATER NORTH 3153 **Agent Comments**
(REI)



Price: \$630,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 7
Property Type: Unit
Land Size: 481 sqm approx



30a Thomas St CROYDON SOUTH 3136 (REI) **Agent Comments**



Price: \$620,000
Method: Private Sale
Date: 04/09/2017
Rooms: -
Property Type: Townhouse (Res)



2/24 Faraday Rd CROYDON SOUTH 3136 (REI) **Agent Comments**



Price: \$610,000
Method: Private Sale
Date: 27/12/2017
Rooms: 4
Property Type: Unit