

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	3/8 Eldon Ct HAMPTON EAST 3188	\$771,000	08/07/2017
2	5/273 Bluff Rd SANDRINGHAM 3191	\$770,000	22/07/2017
3	8/50 Barilla Rd MOORABBIN 3189	\$735,000	24/06/2017

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.



2   1   1

**Rooms:** 4  
**Property Type:** House  
**Land Size:** 316 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$730,000 - \$790,000  
**Median Unit Price**  
June quarter 2017: \$727,000

## Comparable Properties



3/8 Eldon Ct HAMPTON EAST 3188 (REI)

Agent Comments

2   1   1

**Price:** \$771,000  
**Method:** Auction Sale  
**Date:** 08/07/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



5/273 Bluff Rd SANDRINGHAM 3191 (REI)

Agent Comments

2   1   1

**Price:** \$770,000  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 208 sqm approx



8/50 Barilla Rd MOORABBIN 3189 (REI)

Agent Comments

2   1   1

**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 210 sqm approx