

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	67 Ringtail Cirt MAIDSTONE 3012	\$860,000	18/02/2017
2	1/9 Warrs Rd MARIBYRNONG 3032	\$840,000	11/03/2017
3	19 Sea Rush St MARIBYRNONG 3032	\$805,000	05/07/2017

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.



3 2 2

Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median House Price
Year ending June 2017: \$1,011,000

Comparable Properties



67 Ringtail Cirt MAIDSTONE 3012 (REI/VG)

3 1 2

Price: \$860,000
Method: Auction Sale
Date: 18/02/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 221 sqm approx

Agent Comments

Ringtail on a larger portion of land however Searush in a superior location. Ringtail also offers one less bathroom.



1/9 Warrs Rd MARIBYRNONG 3032 (REI)

3 2 2

Price: \$840,000
Method: Auction Sale
Date: 11/03/2017
Rooms: 5
Property Type: House (Res)

Agent Comments

Warrs Rd is a near new build in superior condition. Both properties offer the same accommodation.



19 Sea Rush St MARIBYRNONG 3032 (REI)

3 2 1

Price: \$805,000
Method: Sold Before Auction
Date: 05/07/2017
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments

Both offerings appear to be on similar land portions and are in the same street. 11 Sea Rush offers a more updated and modern appeal.