

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	208 Elsworth St.W MOUNT PLEASANT 3350	\$275,000	28/08/2017
2	3/6 Gladstone St MOUNT PLEASANT 3350	\$267,500	23/10/2017
3	2/18 Heales St MOUNT PLEASANT 3350	\$255,000	24/09/2017

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:

Flat/Unit/Apartment (Res)

Land Size: 1096 sqm approx

Agent Comments

Comparable Properties



208 Elsworth St.W MOUNT PLEASANT 3350 Agent Comments
(REI)



Price: \$275,000

Method: Private Sale

Date: 28/08/2017

Rooms: -

Property Type: House



3/6 Gladstone St MOUNT PLEASANT 3350 Agent Comments
(REI)



Price: \$267,500

Method: Private Sale

Date: 23/10/2017

Rooms: -

Property Type: Unit

Land Size: 300 sqm approx



2/18 Heales St MOUNT PLEASANT 3350 Agent Comments
(REI/VG)



Price: \$255,000

Method: Private Sale

Date: 24/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 357 sqm approx