

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	27 The Strand MOONEE PONDS 3039	\$1,250,000	01/07/2017
2	33 Irvine Cr BRUNSWICK WEST 3055	\$1,160,000	26/08/2017
3	17 Cohuna St BRUNSWICK WEST 3055	\$1,150,000	29/07/2017

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 1 2

Rooms: 6
Property Type: House
Land Size: 619 sqm approx

Agent Comments

Offered for sale for the first time. Fairly original home offering 3 bed, 1 bath, formal living & dining zones, kitchen/meals, generous backyard & LUG.

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending June 2017: \$1,300,000

Comparable Properties



27 The Strand MOONEE PONDS 3039 (REI)

2 1 1

Price: \$1,250,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: House (Res)

Agent Comments

Smaller block of land but in a superior location being opposite Queens Park.



33 Irvine Cr BRUNSWICK WEST 3055 (REI)

3 1 2

Price: \$1,160,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 575 sqm approx

Agent Comments

Very similar floor-plan & condition. Does also offer a ROW.



17 Cohuna St BRUNSWICK WEST 3055 (REI)

2 1 1

Price: \$1,150,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: House (Res)

Agent Comments

Land is smaller but the house is in much better condition.