

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	2/20 Albenca St MENTONE 3194	\$881,000	19/08/2017
2	44 Melrose St PARKDALE 3195	\$820,000	01/07/2017
3	1/4 Margaret St PARKDALE 3195	\$819,000	11/08/2017

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: Town House
Land Size: 362 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$902,000
Median House Price
Year ending June 2017: \$1,150,000

Comparable Properties



2/20 Albenca St MENTONE 3194 (REI)

Agent Comments

3 2 1

Price: \$881,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 328 sqm approx



44 Melrose St PARKDALE 3195 (REI)

Agent Comments

3 2 2

Price: \$820,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: House (Res)



1/4 Margaret St PARKDALE 3195 (REI)

Agent Comments

3 1 2

Price: \$819,000
Method: Private Sale
Date: 11/08/2017
Rooms: -
Property Type: Unit