

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	6/111 Hotham St BALACLAVA 3183	\$975,000	27/08/2017
2	8/326 Orrong Rd CAULFIELD NORTH 3161	\$960,000	12/10/2017
3	1/314 Orrong Rd CAULFIELD NORTH 3161	\$955,000	26/10/2017

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.

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Indicative Selling Price
\$900,000 - \$990,000

Median Unit Price

Year ending December 2017: \$665,000



 2  2  1

Rooms:
Property Type: Unit
Agent Comments

Comparable Properties



6/111 Hotham St BALACLAVA 3183 (REI/VG) **Agent Comments**

 2  1  1

Price: \$975,000
Method: Auction Sale
Date: 27/08/2017
Rooms: 4
Property Type: Unit



8/326 Orrong Rd CAULFIELD NORTH 3161 (REI/VG) **Agent Comments**

 2  1  2

Price: \$960,000
Method: Sold Before Auction
Date: 12/10/2017
Rooms: 4
Property Type: Apartment



1/314 Orrong Rd CAULFIELD NORTH 3161 (REI) **Agent Comments**

 3  2  1

Price: \$955,000
Method: Private Sale
Date: 26/10/2017
Rooms: 4
Property Type: Apartment