

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	85 Lansdowne St SALE 3850	\$408,000	23/06/2017
2	171 Macarthur St SALE 3850	\$376,500	03/05/2017
3	68 Elgin St SALE 3850	\$370,000	18/04/2016

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

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Indicative Selling Price
\$377,500

Median House Price
June quarter 2017: \$350,000



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 1101 sqm approx
Agent Comments

Comparable Properties



85 Lansdowne St SALE 3850 (REI)

Agent Comments



Price: \$408,000
Method: Private Sale
Date: 23/06/2017
Rooms: 6
Property Type: House
Land Size: 1011 sqm approx



171 Macarthur St SALE 3850 (REI)

Agent Comments



Price: \$376,500
Method: Private Sale
Date: 03/05/2017
Rooms: 7
Property Type: House



68 Elgin St SALE 3850 (REI/VG)

Agent Comments



Price: \$370,000
Method: Private Sale
Date: 18/04/2016
Rooms: 6
Property Type: House
Land Size: 1012 sqm approx