

## 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](http://consumer.vic.gov.au/underquoting)

Single price

#### 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	148 Adderley St WEST MELBOURNE 3003	\$1,370,000	24/06/2017
2	357 Flemington Rd NORTH MELBOURNE 3051	\$1,350,000	29/05/2017
3	61-63 Arden St NORTH MELBOURNE 3051	\$1,295,000	26/08/2017

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.



**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 100 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,390,000  
**Median House Price**  
 Year ending September 2017: \$1,350,000

## Comparable Properties



**148 Adderley St WEST MELBOURNE 3003** [Agent Comments](#)  
 (REI)



**Price:** \$1,370,000  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** -  
**Property Type:** House (Res)



**357 Flemington Rd NORTH MELBOURNE 3051** [Agent Comments](#)  
 (REI)



**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 29/05/2017  
**Rooms:** 4  
**Property Type:** House



**61-63 Arden St NORTH MELBOURNE 3051** [Agent Comments](#)  
 (REI)



**Price:** \$1,295,000  
**Method:** Auction Sale  
**Date:** 26/08/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 134 sqm approx