

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

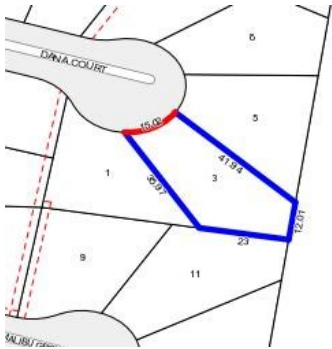
Comparable property sales (*Delete A or B below as applicable)

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	68 Lady Nelson Way TAYLORS LAKES 3038	\$779,000	14/10/2017
2	30 Stockwell Cr KEILOR DOWNS 3038	\$760,000	10/07/2017
3	5 Chalotte Ct TAYLORS LAKES 3038	\$760,000	09/09/2017

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:
Agent Comments

Indicative Selling Price
\$720,000 - \$790,000

Comparable Properties



68 Lady Nelson Way TAYLORS LAKES 3038 (REI) [Agent Comments](#)



Price: \$779,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 700 sqm approx



30 Stockwell Cr KEILOR DOWNS 3038 (REI) [Agent Comments](#)



Price: \$760,000
Method: Private Sale
Date: 10/07/2017
Rooms: 8
Property Type: House (Res)
Land Size: 660 sqm approx



5 Chalotte Ct TAYLORS LAKES 3038 (REI) [Agent Comments](#)



Price: \$760,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House (Res)