

STATEMENT OF INFORMATION

Single residential property located in the Melbourne Metropolitan area.

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Indicative selling price

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

Single price or range between and

Median Sale Price

Median Price House Unit Suburb

Period - from to Source

Comparable sales

A. These are three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	date of sale
<input type="text" value="14/30 Russell Street, Melbourne 3000"/>	<input type="text" value="\$445,000"/>	<input type="text" value="26<sup>th</sup> Apr 2018"/>
<input type="text" value="14/140 Flinders Street, Melbourne 3000"/>	<input type="text" value="\$487,000"/>	<input type="text" value="1<sup>st</sup> Sep 2018"/>
<input type="text" value="6D/27 Russell Street, Melbourne 3000"/>	<input type="text" value="\$650,000"/>	<input type="text" value="9<sup>th</sup> Aug 2018"/>