

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

Range between &

Median sale price

Median price Property Type Suburb

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 18 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	2/1 Lumley Ct PRAHRAN 3181	\$247,000	02/12/2020
2	22/41 Northcote Av CAULFIELD NORTH 3161	\$200,000	28/07/2020
3	123/72-76 High St WINDSOR 3181	\$181,000	24/03/2021

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 18 months.~~

This Statement of Information was prepared on:

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Indicative Selling Price

\$195,000 - \$210,000

Median Unit Price

December quarter 2020: \$720,000



1 1.5 1

Property Type: Flat

Agent Comments

Comparable Properties



2/1 Lumley Ct PRAHRAN 3181 (VG)

Agent Comments

1 - -

Price: \$247,000

Method: Sale

Date: 02/12/2020

Property Type: Strata Unit/Flat



22/41 Northcote Av CAULFIELD NORTH 3161 (VG)

Agent Comments

1 - -

Price: \$200,000

Method: Sale

Date: 28/07/2020

Property Type: Strata Unit/Flat



123/72-76 High St WINDSOR 3181 (REI)

Agent Comments

1 1 -

Price: \$181,000

Method: Private Sale

Date: 24/03/2021

Property Type: Apartment