

# 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)

Range between  &

## Median Sale Price

Median Price  Unit  Suburb

Period from  to  Source

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

- A. These are 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                   |
|---|-----------|--------------------------------|
| 2016/168 VICTORIA STREET CARLTON VIC 3053 | \$609,000 | 14 <sup>th</sup> August 2018   |
| 904/668 SWANSTON STREET CARLTON VIC 3053  | \$880,000 | 8 <sup>th</sup> September 2018 |
| 203/94 CANNING STREET CARLTON VIC 3053    | \$600,000 | 30 <sup>th</sup> August 2018   |

(Source from realestate.com.au)

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.~~