

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

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	31 Blair St BROADMEADOWS 3047	\$535,000	27/03/2018
2	19 Longford Cr COOLAROO 3048	\$525,000	07/05/2018
3	172 Dallas Dr DALLAS 3047	\$520,500	05/05/2018

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.



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Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$522,000
Median House Price
March quarter 2018: \$507,500

Comparable Properties

31 Blair St BROADMEADOWS 3047 (VG)

Agent Comments

3 - -

Price: \$535,000
Method: Sale
Date: 27/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 595 sqm approx

19 Longford Cr COOLAROO 3048 (VG)

Agent Comments

3 - -

Price: \$525,000
Method: Sale
Date: 07/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 577 sqm approx



172 Dallas Dr DALLAS 3047 (REI)

Agent Comments

1 1 -

Price: \$520,500
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 599 sqm approx