

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	40 Ethel St THORNBURY 3071	\$1,060,000	04/04/2019
2	144 Beaconsfield Pde NORTHCOTE 3070	\$1,050,000	29/04/2019
3	83 Shaftesbury Pde THORNBURY 3071	\$1,045,000	18/05/2019

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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Indicative Selling Price

\$1,000,000 - \$1,050,000

Median House Price

June quarter 2019: \$1,178,500



Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



40 Ethel St THORBURY 3071 (REI)

Agent Comments



Price: \$1,060,000

Method: Private Sale

Date: 04/04/2019

Rooms: -

Property Type: House



144 Beaconsfield Pde NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 29/04/2019

Rooms: -

Property Type: House

Land Size: 350 sqm approx

83 Shaftesbury Pde THORBURY 3071 (REI/VG)

Agent Comments



Price: \$1,045,000

Method: Auction Sale

Date: 18/05/2019

Rooms: -

Property Type: House (Res)

Land Size: 332 sqm approx