

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	2/42 Birdwood St BOX HILL SOUTH 3128	\$1,045,000	20/04/2018
2	33 Renown St BURWOOD 3125	\$1,030,000	23/06/2018
3	3/5 Webb St BURWOOD 3125	\$982,500	03/03/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$899,000
Median Unit Price
 Year ending June 2018: \$860,000

Comparable Properties



2/42 Birdwood St BOX HILL SOUTH 3128 (REI) Agent Comments



Price: \$1,045,000
Method: Private Sale
Date: 20/04/2018
Rooms: 4
Property Type: Townhouse (Single)



33 Renown St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,030,000
Method: Auction Sale
Date: 23/06/2018
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 250 sqm approx



3/5 Webb St BURWOOD 3125 (REI)

Agent Comments



Price: \$982,500
Method: Private Sale
Date: 03/03/2018
Rooms: -
Property Type: Townhouse (Res)