

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	11 Carrigal St BALWYN 3103	\$1,880,000	31/05/2018
2	1 Grace Ct MONT ALBERT 3127	\$1,800,000	17/05/2018
3	16 Tyrrell St MONT ALBERT NORTH 3129		30/07/2018

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.



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 655 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,925,000
Median House Price
 June quarter 2018: \$1,455,000

Comparable Properties



11 Carrigal St BALWYN 3103 (REI)

Agent Comments

4 2 2

Price: \$1,880,000
Method: Sold Before Auction
Date: 31/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 722 sqm approx



1 Grace Ct MONT ALBERT 3127 (REI)

Agent Comments

4 2 2

Price: \$1,800,000
Method: Private Sale
Date: 17/05/2018
Rooms: 8
Property Type: House (Res)
Land Size: 742 sqm approx



16 Tyrrell St MONT ALBERT NORTH 3129 (REI) Agent Comments

4 2 2

\$1,800,800

Price:
Method: Sold Before Auction
Date: 30/07/2018
Rooms: -
Property Type: House
Land Size: 694 sqm approx