

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	52 Frensham Rd WATSONIA 3087	\$795,000	12/05/2018
2	14 Gayle St WATSONIA 3087	\$790,000	21/04/2018
3	45 Adeline St GREENSBOROUGH 3088	\$750,000	06/08/2018

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.



 3
  1
 

Rooms:
Property Type: House
Land Size: 602 sqm approx
Agent Comments

Indicative Selling Price
 \$750,000 - \$800,000
Median House Price
 Year ending June 2018: \$830,500

Comparable Properties



52 Frensham Rd WATSONIA 3087 (REI/VG) [Agent Comments](#)

 3
  2
  1

Price: \$795,000
Method: Auction Sale
Date: 12/05/2018
Rooms: 7
Property Type: House
Land Size: 449 sqm approx



45 Adeline St GREENSBOROUGH 3088 (REI/VG) [Agent Comments](#)

 3
  1
  1

Price: \$750,000
Method: Private Sale
Date: 06/08/2018
Rooms: 4
Property Type: House
Land Size: 604 sqm approx