

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	23 Elm PI NORTH MELBOURNE 3051	\$1,440,000	05/05/2019
2	126 Railway PI WEST MELBOURNE 3003	\$1,385,000	06/07/2019
3	1/2-8 Carlton St CARLTON 3053	\$1,310,000	06/07/2019

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.



Rooms:

Property Type: Residential
Warehouse (Res)

Land Size: 95 sqm approx

Agent Comments

Comparable Properties



23 Elm PI NORTH MELBOURNE 3051 (REI/VG) **Agent Comments**



Price: \$1,440,000

Method: Private Sale

Date: 05/05/2019

Rooms: -

Property Type: House



126 Railway PI WEST MELBOURNE 3003 (REI) **Agent Comments**



Price: \$1,385,000

Method: Auction Sale

Date: 06/07/2019

Rooms: -

Property Type: Townhouse (Res)

1/2-8 Carlton St CARLTON 3053 (REI)

Agent Comments



Price: \$1,310,000

Method: Sold Before Auction

Date: 06/07/2019

Rooms: -

Property Type: Apartment