

## 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](http://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	1/16 Osborne Av GLEN IRIS 3146	\$965,000	09/09/2017
2	1/926 Toorak Rd CAMBERWELL 3124	\$926,000	23/09/2017
3	5/1024 Toorak Rd CAMBERWELL 3124	\$905,000	19/08/2017

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.



2   1.5   1

**Rooms:** 4  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
September quarter 2017: \$1,920,000

## Comparable Properties



1/16 Osborne Av GLEN IRIS 3146 (REI)

**Agent Comments**

2   2   1

**Price:** \$965,000  
**Method:** Auction Sale  
**Date:** 09/09/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Res)



1/926 Toorak Rd CAMBERWELL 3124 (REI)

**Agent Comments**

3   2   1

**Price:** \$926,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** 6  
**Property Type:** House (Res)



5/1024 Toorak Rd CAMBERWELL 3124 (REI)

**Agent Comments**

3   2   2

**Price:** \$905,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** 4  
**Property Type:** Unit