



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	15 Plenty Heights Ct PLENTY 3090	\$1,090,000	06/05/2017
2	5 Hanover Rd BUNDOORA 3083	\$1,070,000	08/07/2017
3	6 Curry Av GREENSBOROUGH 3088	\$1,050,000	19/03/2017

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.~~



4 - 2

Rooms:
Property Type: House (Res)
Land Size: 607.027 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,155,000
Median House Price
 June quarter 2017: \$815,500

Comparable Properties



15 Plenty Heights Ct PLENTY 3090 (REI/VG) [Agent Comments](#)

4 2 2

Price: \$1,090,000
Method: Auction Sale
Date: 06/05/2017
Rooms: 6
Property Type: House
Land Size: 505 sqm approx

5 Hanover Rd BUNDOORA 3083 (REI) [Agent Comments](#)

4 2 2

Price: \$1,070,000
Method: Private Sale
Date: 08/07/2017
Rooms: 6
Property Type: House
Land Size: 571 sqm approx



6 Curry Av GREENSBOROUGH 3088 (REI/VG) [Agent Comments](#)

4 3 2

Price: \$1,050,000
Method: Private Sale
Date: 19/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 525 sqm approx