



 2  1  1

Rooms:

Property Type: Apartment

Land Size: 2155.112 sqm

Agent Comments

Comparable Properties



2/360 Carlisle St BALACLAVA 3183 (REI)

Agent Comments

 2  1  1

Price: \$820,000

Method: Auction Sale

Date: 19/11/2016

Rooms: 3

Property Type: Apartment



2/23-25 Ashleigh Rd ARMADALE 3143 (REI)

Agent Comments

 2  1  1

Price: \$836,000

Method: Auction Sale

Date: 01/04/2017

Rooms: -

Property Type: Apartment



3/217 Dandenong Rd WINDSOR 3181 (REI)

Agent Comments

 2  1  1

Price: \$854,000

Method: Sold Before Auction

Date: 19/04/2017

Rooms: 5

Property Type: Apartment

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 Unit Suburb
Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/360 Carlisle St BALACLAVA 3183	\$820,000	19/11/2016
2/23-25 Ashleigh Rd ARMADALE 3143	\$836,000	01/04/2017
3/217 Dandenong Rd WINDSOR 3181	\$854,000	19/04/2017