

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	3 Collins Ct BALWYN 3103	\$1,455,000	18/10/2017
2	4 Frimley Rd SURREY HILLS 3127	\$1,376,000	18/11/2017
3	2/98 Durham Rd SURREY HILLS 3127	\$1,290,000	16/09/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 351 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending December 2017: \$3,000,000

Comparable Properties



3 Collins Ct BALWYN 3103 (REI)

[Agent Comments](#)



Price: \$1,455,000

Method: Private Sale

Date: 18/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 380 sqm approx



4 Frimley Rd SURREY HILLS 3127 (REI)

[Agent Comments](#)



Price: \$1,376,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 337 sqm approx



2/98 Durham Rd SURREY HILLS 3127 (REI)

[Agent Comments](#)



Price: \$1,290,000

Method: Auction Sale

Date: 16/09/2017

Rooms: 6

Property Type: Unit