

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

Single price

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	2b Cherrill St BURNLEY 3121	\$1,940,000	17/02/2018
2	26 Wrede PI RICHMOND 3121	\$1,851,005	18/06/2018
3	6 Albert PI RICHMOND 3121	\$1,798,000	17/03/2018

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.



3 2 2

Rooms:
Property Type: House (Res)
 Agent Comments

Indicative Selling Price
 \$1,880,000
Median House Price
 March quarter 2018: \$1,295,000

Comparable Properties



2b Cherrill St BURNLEY 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,940,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: House (Res)



26 Wrede Pl RICHMOND 3121 (REI)

Agent Comments

3 2 -

Price: \$1,851,005
Method: Private Sale
Date: 18/06/2018
Rooms: -
Property Type: House



6 Albert Pl RICHMOND 3121 (REI/VG)

Agent Comments

3 2 1

Price: \$1,798,000
Method: Auction Sale
Date: 17/03/2018
Rooms: 4
Property Type: House (Res)
Land Size: 144 sqm approx