

Statement of Information
**Multiple residential properties located in the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
 Including suburb and
 postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 2 Bath, 2 Car	\$*	Or range between	\$925,000		\$1,015,000
2 Bed, 2 Bath, 2 Car	\$*	Or range between	\$1,095,000		\$1,200,000
3 Bed, 2 Bath, 2 Car	\$*	Or range between	\$1,480,000		\$1,620,000
3 Bed, 2 Bath, 2 Car	\$*	Or range between	\$1,680,000		\$1,815,000
3 Bed, 2 Bath, 2 Car	\$*	Or range between	\$1,830,000		\$2,000,000
3 Bed, 2 Bath, 4 Car	\$*	Or range between	\$3,600,000		\$3,850,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	2/868 High Street, Armadale	\$1,020,000	2/12/17
	9/305 Dandenong Road, Prahran	\$1,020,000	4/6/17
	6/371 Dandenong Road, Armadale	\$1,000,000	2/12/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1/648 High Street, Prahran	\$1,240,000	1/7/17
	202/361 Glenferrie Road, Malvern	\$1,140,000	12/10/17
	41/4 Sydney Road, Prahran	\$1,310,000	24/9/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	14/225 Orrong Road, St Kilda East	\$1,720,000	30/10/17
	1.05/232 Wattletree Road, Malvern	\$1,775,000	31/8/17
	1.04/232 Wattletree Road, Malvern	\$1,800,000	24/6/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	Penthouse/9 Somers Avenue, Malvern	\$2,050,000	11/11/17
	101/9 Somers Avenue, Malvern	\$2,210,000	2/9/17
	3/347 Glenferrie Road, Malvern	\$2,400,000	23/6/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	3/33 Selbourne Road, Toorak	\$2,450,000	11/11/17
	3.01/232 Wattletree Road, Malvern	\$2,550,000	30/8/17
	3.02/232 Wattletree Road, Malvern	\$2,850,000	24/6/17

Unit type or class

E.g. One bedroom units

Address of comparable unit

Price

Date of sale

	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$	
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$	
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.	\$	

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.