
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

103C/9 Commercial Rd, Melbourne, VIC 3004

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$500,000 & \$535,000

MEDIAN SALE PRICE

Median price \$484,000 | House | Melbourne (3004)

Period - From 18 May 2016 to 18 May 2017 | Source - www.pdol.com.au

COMPARABLE PROPERTY SALES

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
5/9 COMMERCIAL RD, MELBOURNE VIC 3000	\$620,000	09/04/2017
404/539 ST KILDA RD, MELBOURNE VIC 3000	\$570,000	12/11/2016
104/539 ST KILDA RD, MELBOURNE VIC 3000	\$585,000	05/04/2017