

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
1 Bed, 1 Bath	\$*	Or range between	\$384,500		\$437,500
2 Bed, 1 Bath	\$*	Or range between	\$505,500		\$579,500
2 Bed, 2 Bath	\$*	Or range between	\$581,500		\$639,500
3 Bed, 2 Bath	\$*	Or range between	\$849,500		\$877,500

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
	5/13 Rosstown Road, Carnegie	\$456,000	17/7/17
	2/21 Lillimur Road, Ormond	\$454,000	1/7/17
	10/35 Rosstown Road, Carnegie	\$415,000	18/4/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	3/264 Neerim Road, Carnegie	\$612,000	24/9/17
	1/7 Maroona Road, Carnegie	\$590,000	1/6/17
	2/13 Emily Street, Carnegie	\$603,000	20/5/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	4/25 Truganini Road, Carnegie	\$645,000	2/9/17
	7/17 Maroona Road, Carnegie	\$640,000	8/9/17
	1/10 Kokaribb Road, Carnegie	\$665,000	30/3/17

Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	G05/16 Tranmere Avenue, Carnegie	\$850,000	27/3/17
	4/79 Woorack Road, Carnegie	\$805,000	21/4/17
	3/1 Murrumbeena Road, Carnegie	\$900,000	2/8/17

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.