

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	12 Chandos Place, Attwood Vic 3049
---	------------------------------------

Indicative selling price

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

Range between	\$790,000	&	\$830,000
---------------	-----------	---	-----------

Median sale price

Median price	\$771,500	House	X	Unit		Suburb	Attwood
Period - From	01/10/2016	to	30/09/2017	Source	REIV		

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	16 Lamplight Way ATTWOOD 3049	\$840,000	20/08/2017
2	20 Threadneedle St ATTWOOD 3049	\$830,000	23/09/2017
3	43 Bamford Av WESTMEADOWS 3049	\$821,000	29/07/2017

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: Land
Land Size: 657 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$830,000
Median House Price
Year ending September 2017: \$771,500

Comparable Properties

16 Lamplight Way ATTWOOD 3049 (VG)

Agent Comments



Price: \$840,000
Method: Sale
Date: 20/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 613 sqm approx



20 Threadneedle St ATTWOOD 3049 (REI)

Agent Comments



Price: \$830,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: House
Land Size: 630 sqm approx



43 Bamford Av WESTMEADOWS 3049 (REI/VG)

Agent Comments



Price: \$821,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: House
Land Size: 545 sqm approx