

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

Range between &

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	102/55 Villiers St NORTH MELBOURNE 3051	\$176,000	25/01/2018
2	812/127-133 Leicester St CARLTON 3053	\$175,000	24/11/2017
3	506/9 Earl St CARLTON 3053	\$150,000	21/11/2017

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:
 Agent Comments

Indicative Selling Price
 \$165,000 - \$180,000
Median Unit Price
 December quarter 2017: \$377,500

Comparable Properties



102/55 Villiers St NORTH MELBOURNE 3051 Agent Comments
 (REI)



Price: \$176,000
Method: Private Sale
Date: 25/01/2018
Rooms: 2
Property Type: Apartment



812/127-133 Leicester St CARLTON 3053 (REI) Agent Comments



Price: \$175,000
Method: Private Sale
Date: 24/11/2017
Rooms: -
Property Type: Studio Apartment



506/9 Earl St CARLTON 3053 (REI) Agent Comments



Price: \$150,000
Method: Private Sale
Date: 21/11/2017
Rooms: -
Property Type: Studio Apartment