

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 | 8 Braidwood Av ROSEBUD 3939 | \$949,000 | 24/03/2018 |
| 2 | 27 Grenville Gr CAPEL SOUND 3940 | \$720,000 | 27/01/2018 |
| 3 | 63 Raymond St TOOTGAROOK 3941 | \$702,500 | 07/02/2018 |

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: Development Site (Res)
 Agent Comments

Indicative Selling Price
 \$760,000 - \$836,000
Median House Price
 March quarter 2018: \$551,000

Comparable Properties



8 Braidwood Av ROSEBUD 3939 (REI/VG)

Agent Comments



Price: \$949,000
Method: Private Sale
Date: 24/03/2018
Rooms: 9
Property Type: House
Land Size: 785 sqm approx



27 Grenville Gr CAPEL SOUND 3940 (VG)

Agent Comments



Price: \$720,000
Method: Sale
Date: 27/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 340 sqm approx



63 Raymond St TOOTGAROOK 3941 (VG)

Agent Comments



Price: \$702,500
Method: Sale
Date: 07/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 696 sqm approx