

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

Single price

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	504/4-14 Burke Av HAWTHORN EAST 3123	\$610,000	06/03/2017
2	7/474 Glenferrie Rd HAWTHORN 3122	\$563,300	22/02/2017
3	307/770d Toorak Rd GLEN IRIS 3146	\$560,000	10/03/2017

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.~~



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Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$575,000
Median Unit Price
 Year ending June 2017: \$600,000

Comparable Properties



504/4-14 Burke Av HAWTHORN EAST 3123 (REI/VG) Agent Comments

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Price: \$610,000
Method: Private Sale
Date: 06/03/2017
Rooms: 4
Property Type: Apartment



7/474 Glenferrie Rd HAWTHORN 3122 (REI/VG) Agent Comments

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Price: \$563,300
Method: Private Sale
Date: 22/02/2017
Rooms: -
Property Type: Unit



307/770d Toorak Rd GLEN IRIS 3146 (VG) Agent Comments

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Price: \$560,000
Method: Sale
Date: 10/03/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)