



 3   
  1   
  1

**Rooms:**  
**Property Type:** House  
**Land Size:** 579 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$359,500  
**Median House Price**  
 March quarter 2017: \$348,500

## Comparable Properties



7 Lansdowne St SALE 3850 (VG)

 3   
  -   
  -

Agent Comments

**Price:** \$357,000  
**Method:** Sale  
**Date:** 04/11/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx



42 Dundas St SALE 3850 (REI/VG)

 3   
  2   
  1

Agent Comments

**Price:** \$355,000  
**Method:** Sold Before Auction  
**Date:** 21/11/2016  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 1011 sqm approx



88 Patten St SALE 3850 (REI)

 3   
  2   
  2

Agent Comments

**Price:** \$355,000  
**Method:** Private Sale  
**Date:** 03/05/2016  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 624 sqm approx

Statement of Information

**Single residential property located outside the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb or locality and postcode

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Suburb or locality   
 Period - From  to  Source

**Comparable property sales**

These are the three properties sold within five kilometres of the property for sale in the last 18 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
7 Lansdowne St SALE 3850	\$357,000	04/11/2016
42 Dundas St SALE 3850	\$355,000	21/11/2016
88 Patten St SALE 3850	\$355,000	03/05/2016