

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		
2		
3		

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.



 3  1  1

Rooms:
Property Type: House (Res)
Land Size: 512 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,000,000
Median House Price
June quarter 2017: \$830,000

The average per m2 rate for activity zoned properties is approximately \$2000 per m2 as reflected by the sale of 3 Neil for \$1.2M on 604m2.

Comparable Properties

3 Neil St SUNSHINE 3020 (REI)

Agent Comments

 3  1  3

Price: \$1,200,000
Method: Auction Sale
Date: 01/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 604 sqm approx

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.