



4 2 2

Rooms: 6
Property Type: Land
Land Size: 584 sqm
Agent Comments

Indicative Selling Price
\$330,000
Median House Price
March quarter 2017: \$348,500

Comparable Properties



4 Kingfisher PI SALE 3850 (REI)

Agent Comments

4 2 2

Price: \$340,000
Method: Private Sale
Date: 30/11/2016
Rooms: 8
Property Type: House
Land Size: 706 sqm



11 Kingfisher PI SALE 3850 (REI/VG)

Agent Comments

3 2 2

Price: \$330,000
Method: Private Sale
Date: 28/02/2017
Rooms: -
Property Type: House
Land Size: 789 sqm



23a Patten St SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$330,000
Method: Private Sale
Date: 13/01/2017
Rooms: 8
Property Type: House
Land Size: 542 sqm

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

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
4 Kingfisher PI SALE 3850	\$340,000	30/11/2016
11 Kingfisher PI SALE 3850	\$330,000	28/02/2017
23a Patten St SALE 3850	\$330,000	13/01/2017