

jandor@melbournerealestate.com.au

03 9860 1733 0431 523 161

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

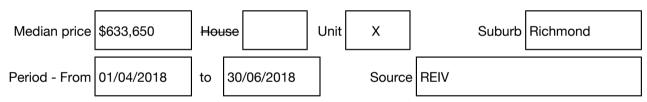
ss 403/2 Barnet Way, Richmond Vic 3121 nd de

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$690,000	&	\$720,000

Median sale price



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	9/740 Orrong Rd TOORAK 3142	\$846,000	13/07/2018
2	14/3 Struan St TOORAK 3142	\$785,000	16/07/2018
3	5/297 Church St RICHMOND 3121	\$637,500	21/07/2018

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.

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

Generated: 24/07/2018 09:01

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Strata Unit/Flat Agent Comments

Jason Andor 03 9860 1733 0431 523 161 jandor@melbournerealestate.com.au

> **Indicative Selling Price** \$690,000 - \$720,000 **Median Unit Price** June quarter 2018: \$633,650

Comparable Properties



9/740 Orrong Rd TOORAK 3142 (REI) 2 **D** 1

14/3 Struan St TOORAK 3142 (REI)

6 1

Price: \$846,000 Method: Private Sale Date: 13/07/2018 Rooms: -Property Type: Apartment Agent Comments

Agent Comments



Price: \$785,000 Method: Private Sale Date: 16/07/2018 Rooms: 3 Property Type: Apartment

2

5/297 Church St RICHMOND 3121 (REI)



Agent Comments



Price: \$637,500 Method: Auction Sale Date: 21/07/2018 Rooms: -Property Type: Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

propertydata

Generated: 24/07/2018 09:01

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

