

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	112/70 Queens Rd MELBOURNE 3004	\$412,000	13/07/2017
2	1608/83 Queens Rd MELBOURNE 3004	\$400,000	30/06/2017
3	309/270 High St WINDSOR 3181	\$400,000	26/06/2017

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.~~



Rooms: 2

Property Type: Apartment

Land Size: 65 sqm approx

Agent Comments

Comparable Properties



112/70 Queens Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$412,000

Method: Private Sale

Date: 13/07/2017

Rooms: 3

Property Type: Apartment



1608/83 Queens Rd MELBOURNE 3004 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 30/06/2017

Rooms: 3

Property Type: Apartment



309/270 High St WINDSOR 3181 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 26/06/2017

Rooms: -

Property Type: Apartment