

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	6/7-9 Mount Pleasant Rd NUNAWADING 3131	\$688,000	14/10/2017
2	12/8-12 Mcclares Rd VERMONT 3133	\$690,000	28/09/2017
3	5/34 Glebe St FOREST HILL 3131	\$700,000	09/12/2017

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.

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2 1 2

Rooms: 5
Property Type: Townhouse
 (Single)

Indicative Selling Price
 \$650,000 - \$700,000
Median Unit Price
 Year ending September 2017: \$740,000

Agent Comments

Ignore the main road address. Tucked away at the top of the block, this radiant 2 bedroom unit is surprisingly peaceful. Two-tone brickwork, beautiful floral gardens, and fresh white venetian blinds bring charm and timeless elegance to this spotless, single level residence.

Comparable Properties



6/7-9 Mount Pleasant Rd NUNAWADING 3131 (REI) **Agent Comments**

2 1 1

Price: \$688,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 4
Property Type: Unit
Land Size: 129 sqm approx



12/8-12 Mcclares Rd VERMONT 3133 (REI) **Agent Comments**

2 1 1

Price: \$690,000
Method: Private Sale
Date: 28/09/2017
Rooms: 3
Property Type: Unit
Land Size: 176 sqm approx



5/34 Glebe St FOREST HILL 3131 (REI) **Agent Comments**

2 1 1

Price: \$700,000
Method: Auction Sale
Date: 09/12/2017
Rooms: -
Property Type: Unit