

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 Unit Suburb or locality
 Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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 Alanna Av CASTLEMAINE 3450	\$535,000	27/09/2017
2	4 Lushington Rise MCKENZIE HILL 3451	\$495,000	23/05/2017
3	9 Alfred Dr MCKENZIE HILL 3451	\$455,000	17/07/2017

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$549,000

Median House Price
 Year ending September 2017: \$465,000

Comparable Properties



2 Alanna Av CASTLEMAINE 3450 (REI)

Agent Comments



Price: \$535,000
Method: Private Sale
Date: 27/09/2017
Rooms: 6
Property Type: House
Land Size: 809 sqm approx



4 Lushington Rise MCKENZIE HILL 3451 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 23/05/2017
Rooms: 6
Property Type: House
Land Size: 786 sqm approx



9 Alfred Dr MCKENZIE HILL 3451 (VG)

Agent Comments



Price: \$455,000
Method: Sale
Date: 17/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 772 sqm approx