

## 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](http://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.

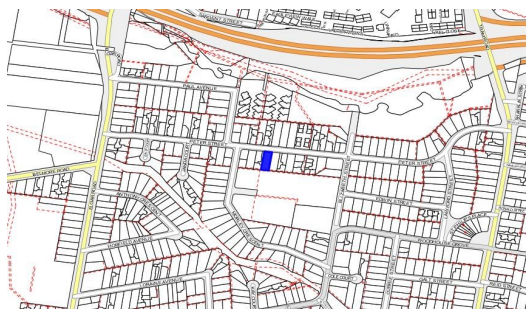
	Address of comparable property	Price	Date of sale
1	3 Hampshire Rd DONCASTER 3108	\$1,180,800	20/06/2017
2	1/1 Fortune St BOX HILL NORTH 3129	\$1,177,000	02/09/2017
3	1/32 Belgravia Av MONT ALBERT NORTH 3129	\$1,160,000	29/07/2017

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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**Indicative Selling Price**  
\$1,250,000  
**Median House Price**  
Year ending September 2017: \$1,321,000



**Rooms:**  
**Property Type:**  
Agent Comments

## Comparable Properties



**3 Hampshire Rd DONCASTER 3108 (REI/VG)** Agent Comments



**Price:** \$1,180,800  
**Method:** Private Sale  
**Date:** 20/06/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 280 sqm approx

**1/1 Fortune St BOX HILL NORTH 3129 (REI/VG)** Agent Comments



**Price:** \$1,177,000  
**Method:** Auction Sale  
**Date:** 02/09/2017  
**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Land Size:** 430 sqm approx



**1/32 Belgravia Av MONT ALBERT NORTH 3129 (REI/VG)** Agent Comments



**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 29/07/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 482 sqm approx