

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

1 Joleda Court, Dennington Vic 3280

Indicative selling price

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

Single price \$295,000

Median sale price*

Median price \$248,000 House Unit X Suburb or locality Dennington

Period - From 01/08/2017 to 06/08/2018 Source RP Data

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 | 10 Pappas Dr DENNINGTON 3280 | \$298,000 | 03/03/2017 |
| 2 | 2/26 The Esplanade DENNINGTON 3280 | \$292,500 | 06/07/2017 |
| 3 | 4 Hakea Ct DENNINGTON 3280 | \$285,000 | 01/09/2017 |

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.~~

1 Joleda Court, Dennington Vic 3280



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Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$295,000
Median Unit Price *
01/08/2017 - 06/08/2018: \$248,000
* Agent calculated median

Comparable Properties

10 Pappas Dr DENNINGTON 3280 (VG)

Agent Comments

 3  -  -

Price: \$298,000
Method: Sale
Date: 03/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 700 sqm approx

2/26 The Esplanade DENNINGTON 3280 (VG)

Agent Comments

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Price: \$292,500
Method: Sale
Date: 06/07/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

4 Hakea Ct DENNINGTON 3280 (VG)

Agent Comments

 3  -  -

Price: \$285,000
Method: Sale
Date: 01/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 392 sqm approx