

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	21 Parnell St CHELTENHAM 3192	\$1,200,000	14/03/2018
2	35 Parnell St CHELTENHAM 3192	\$1,172,500	28/04/2018
3	22 Barbara St MOORABBIN 3189	\$1,100,000	20/02/2018

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.

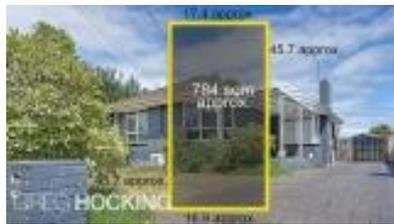


4 1 1

Rooms:
Property Type: House
Land Size: 726 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2018: \$1,410,000

Comparable Properties



21 Parnell St CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,200,000
Method: Sold Before Auction
Date: 14/03/2018
Rooms: 4
Property Type: House
Land Size: 784 sqm approx



35 Parnell St CHELTENHAM 3192 (REI)

Agent Comments

4 2 1

Price: \$1,172,500
Method: Auction Sale
Date: 28/04/2018
Rooms: 5
Property Type: House (Res)
Land Size: 734 sqm approx



22 Barbara St MOORABBIN 3189 (REI/VG)

Agent Comments

3 1 4

Price: \$1,100,000
Method: Private Sale
Date: 20/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 723 sqm approx