

## Statement of Information

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## Single residential property located in the Melbourne metropolitan area

|   |                     |                 | Section 47      | AF of the Estate                            | Agents Act 1980 |
|---|---------------------|-----------------|-----------------|---|-----------------|
| Property offered for                        | sale                |                 |                 |   |                 |
| Address<br>Including suburb and<br>postcode | ncluding suburb and |                 |                 |   |                 |
| Indicative selling pri                      | ce                  |                 |                 |   |                 |
| For the meaning of this                     | price see con       | sumer.vic.gov.a | au/underquoting |   |                 |
| Range between \$1,500,000                   |                     | &               | \$1,550,000     |   |                 |
| Median sale price                           |                     |                 |                 |   |                 |
| Median price \$1,353                        | ,000 Ho             | use X           | Unit            | Suburb                                      | Moonee Ponds    |
| Period - From 01/07/2                       | 2017 to             | 30/06/2018      | Source          | REIV  |                 |
| Comparable property                         | y sales (*De        | elete A or B b  | elow as applica | ble)  |                 |
|   | e estate agent      |                 |                 | ne property for sale<br>ders to be most cor |                 |
| Address of comparable property              |                     |                 |                 | Price                                       | Date of sale    |
| 1   |                     |                 |                 |   |                 |
| 2   |                     |                 |                 |   |                 |
| 3   |                     |                 |                 |   |                 |
| OR  |                     |                 |                 |   |                 |

В\* 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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



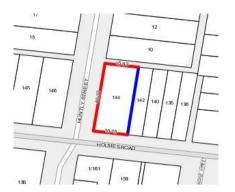


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Indicative Selling Price \$1,500,000 - \$1,550,000 Median House Price Year ending June 2018: \$1,353,000



Rooms:
Property Type: House (Res)
Land Size: 650 sqm approx
Agent Comments

## Comparable Properties

46 Combermere St ABERFELDIE 3040 (VG)

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Price: \$1,600,000 Method: Sale Date: 07/02/2018

Rooms: Property Type: House (Res)

Land Size: 739 sqm approx

6 Lyon St ESSENDON 3040 (REI)

4

2



**Price:** \$1,520,000 **Method:** Auction Sale **Date:** 26/05/2018

Rooms: -

Property Type: House Land Size: 557 sqm approx Agent Comments

Slightly larger land, in a more prestigious locale.

Agent Comments

Slightly smaller land, house in a better condition. In a different locale.

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