

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.

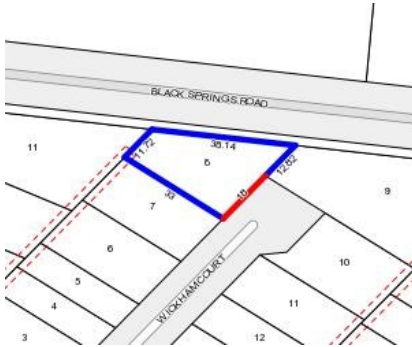
	Address of comparable property	Price	Date of sale
1	27 Yarra Hill La CHIRNSIDE PARK 3116	\$882,000	31/07/2017
2	80 Billanook Way CHIRNSIDE PARK 3116	\$856,500	10/08/2017
3	9 Partridge Way MOOROOLBARK 3138	\$820,000	27/06/2017

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
\$820,000 - \$890,000
Median House Price
June quarter 2017: \$765,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



27 Yarra Hill La CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$882,000
Method: Private Sale
Date: 31/07/2017
Rooms: 6
Property Type: House (Res)
Land Size: 559 sqm approx



80 Billanook Way CHIRNSIDE PARK 3116 (REI) Agent Comments



Price: \$856,500
Method: Private Sale
Date: 10/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 613 sqm approx



9 Partridge Way MOOROOLBARK 3138 (REI) Agent Comments



Price: \$820,000
Method: Sold Before Auction
Date: 27/06/2017
Rooms: 8
Property Type: House (Res)
Land Size: 904 sqm approx