

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)

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	48 Marine Pde ABBOTSFORD 3067	\$1,431,000	12/07/2017
2	158 Keele St COLLINGWOOD 3066	\$1,309,000	13/05/2017
3	3 Sheedy St RICHMOND 3121	\$1,175,000	25/03/2017

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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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 202 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,375,000  
**Median House Price**  
June quarter 2017: \$1,271,000

## Comparable Properties



**48 Marine Pde ABBOTSFORD 3067 (REI)**

**Agent Comments**

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**Price:** \$1,431,000  
**Method:** Private Sale  
**Date:** 12/07/2017  
**Rooms:** 4  
**Property Type:** House (Res)



**158 Keele St COLLINGWOOD 3066 (REI/VG)**

**Agent Comments**

3   1   -

**Price:** \$1,309,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 167 sqm approx



**3 Sheedy St RICHMOND 3121 (REI/VG)**

**Agent Comments**

3   1   -

**Price:** \$1,175,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 133 sqm approx