

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting

Unit type or class	Single price		Lower price	&	Higher price
1 BED, 1 BATH APARTMENT			\$345,000		\$375,000
2 BED, 1 BATH APARTMENT		Or range between	\$455,000		\$499,000
2 BED, 1 BATH APARTMENT		Or range between	\$500,000		\$515,000
2 BED, 2 BATH APARTMENT		Or range between	\$530,000		\$570,000
2 BED, 2 BATH APARTMENT	\$590,000				
2 BED, 2 BATH APARTMENT		Or range between	\$650,000		\$670,000
2 BED, 2 BATH APARTMENT	\$700,000				
3 BED, 2 BATH APARTMENT		Or range between	\$720,000		\$740,000
3 BED, 2 BATH APARTMENT	\$910,000				

### Suburb unit median sale price

Median price  Property type  Suburb

Period - From  To  Source

### Comparable property sales

Unit type or class	Address of comparable unit
1 BED, 1 BATH APARTMENT \$345,000 to \$375,000	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

## Comparable property sales

Unit type or class	Address of comparable unit
2 BED, 1 BATH APARTMENT \$455,000 to \$499,000	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class	Address of comparable unit
2 BED, 1 BATH APARTMENT \$500,000 to \$515,000	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class	Address of comparable unit
2 BED, 2 BATH APARTMENT \$530,000 to \$570,000	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class	Address of comparable unit
2 BED, 2 BATH APARTMENT \$590,000	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class	Address of comparable unit
2 BED, 2 BATH APARTMENT \$650,000 to \$670,000	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class	Address of comparable unit
2 BED, 2 BATH APARTMENT \$700,000	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

## Comparable property sales

Unit type or class	Address of comparable unit
3 BED, 2 BATH APARTMENT \$720,000 to \$740,000	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class	Address of comparable unit
3 BED, 2 BATH APARTMENT \$910,000	<b>B*</b> The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

22/11/2019