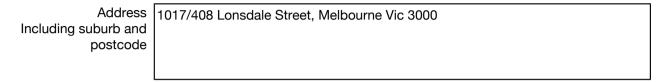
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale



Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$285,000

Median sale price

Median price	\$530,000	Hou	se	Unit	Х	Suburb	Melbourne
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

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

1	3509A/8 Franklin St MELBOURNE 3000	\$288,000	13/02/2018
2	1111/133-139 City Rd SOUTHBANK 3006	\$283,500	21/02/2018
3	1005/33 Clarke St SOUTHBANK 3006	\$282,000	23/01/2018

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.

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Date of sale

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Property Type: Apartment Agent Comments

Indicative Selling Price \$285,000 **Median Unit Price** March quarter 2018: \$530,000

Comparable Properties

3509A/8 Franklin St MELBOURNE 3000 (VG)

Agent Comments

Agent Comments

Price: \$288.000 Method: Sale Date: 13/02/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



1111/133-139 City Rd SOUTHBANK 3006 (REI) Agent Comments





Price: \$283,500 Method: Private Sale Date: 21/02/2018

Rooms: -

Property Type: Apartment



1005/33 Clarke St SOUTHBANK 3006 (REI)



Price: \$282,000 Method: Private Sale Date: 23/01/2018

Rooms: 3

Property Type: Apartment

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