Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

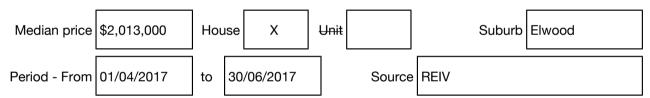
Address Including suburb and postcode

Indicative selling price

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

 Range between
 \$1,500,000
 &
 \$1,650,000

Median sale price



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	106 Mitford St ELWOOD 3184	\$1,750,000	24/02/2017
2	44 Dickens St ELWOOD 3184	\$1,750,000	22/02/2017
3	11 Bailey Av ST KILDA EAST 3183	\$1,592,000	04/06/2017

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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

* Professionals





Rooms: Property Type: House Land Size: 343 sqm approx Agent Comments Marcus Peters 03 9534 8014 0418 337 051 marcuspeters@whiting.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price June quarter 2017: \$2,013,000

Comparable Properties

106 Mitford St ELWOOD 3184 (REI/VG) 3 2 1 Price: \$1,750,000 Method: Auction Sale Date: 24/02/2017 Rooms: 5 Property Type: House (Res) Land Size: 263 sqm approx	Agent Comments
44 Dickens St ELWOOD 3184 (REI/VG) 2 1 2 - Constant of the second state of the second	Agent Comments
11 Bailey Av ST KILDA EAST 3183 (REI) 3 2 1 Price: \$1,592,000 Method: Auction Sale Date: 04/06/2017 Rooms: - Property Type: House (Res)	Agent Comments

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