

## 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	66 Rathmines St FAIRFIELD 3078	\$1,340,000	13/07/2019
2	15 Lennox St NORTHCOTE 3070	\$1,190,000	10/07/2019
3	65 Thomson St NORTHCOTE 3070	\$1,157,500	29/06/2019

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.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 348 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,140,000 - \$1,190,000  
**No median price available**

## Comparable Properties



**66 Rathmines St FAIRFIELD 3078 (REI)**

Agent Comments



**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 13/07/2019

**Rooms:** -

**Property Type:** House (Res)



**15 Lennox St NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$1,190,000

**Method:** Private Sale

**Date:** 10/07/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 395 sqm approx



**65 Thomson St NORTHCOTE 3070 (REI)**

Agent Comments



**Price:** \$1,157,500

**Method:** Auction Sale

**Date:** 29/06/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 204 sqm approx