

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.

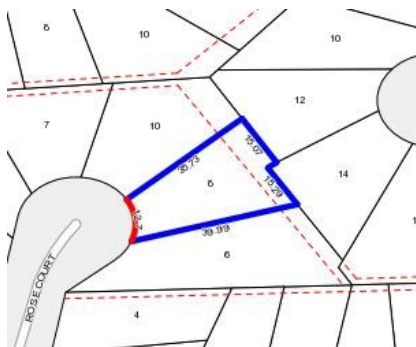
	Address of comparable property	Price	Date of sale
1	39 Eyre St WESTMEADOWS 3049	\$572,000	18/11/2017
2	37 Lorraine Cr JACANA 3047	\$566,000	16/09/2017
3	47 Lorraine Cr JACANA 3047	\$550,000	02/10/2017

**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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**Indicative Selling Price**  
 \$535,000 - \$575,000  
**Median House Price**  
 Year ending December 2017: \$580,250



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 718 sqm approx  
 Agent Comments

## Comparable Properties



**39 Eyre St WESTMEADOWS 3049 (REI)**

Agent Comments



**Price:** \$572,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 330 sqm approx



**37 Lorraine Cr JACANA 3047 (REI/VG)**

Agent Comments



**Price:** \$566,000  
**Method:** Auction Sale  
**Date:** 16/09/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 562 sqm approx



**47 Lorraine Cr JACANA 3047 (VG)**

Agent Comments



**Price:** \$550,000  
**Method:** Sale  
**Date:** 02/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 704 sqm approx