

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

Single price

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	230/200 Smithfield Rd FLEMINGTON 3031	\$447,000	27/10/2017
2	3/7 Manningham St PARKVILLE 3052	\$437,000	06/11/2017
3	511/179 Boundary Rd NORTH MELBOURNE 3051	\$425,000	08/09/2017

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$430,000
Median Unit Price
 Year ending September 2017: \$548,750

Located in the luxurious Kira Apartments, only a short walk to the majestic Royal Parklands. This recently built development is only minutes to major hospitals and universities with excellent transport at your doorstep. This contemporary apartment features a large open plan living/lounge area, a designer kitchen with Caesarstone benchtops and quality appliances, two spacious bedrooms with BIR's.

Comparable Properties



230/200 Smithfield Rd FLEMINGTON 3031 (REI)

Agent Comments



Price: \$447,000
Method: Private Sale
Date: 27/10/2017
Rooms: 4
Property Type: Apartment



3/7 Manningham St PARKVILLE 3052 (REI)

Agent Comments



Price: \$437,000
Method: Private Sale
Date: 06/11/2017
Rooms: -
Property Type: Apartment



511/179 Boundary Rd NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$425,000
Method: Private Sale
Date: 08/09/2017
Rooms: 3
Property Type: Apartment