

## 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<br>Including suburb and<br>postcode | 34 Miller Street, West Melbourne Vic 3003 |
|---|---|

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

|               |             |   |             |
|---------------|-------------|---|-------------|
| Range between | \$1,300,000 | & | \$1,400,000 |
|---------------|-------------|---|-------------|

#### Median sale price

|               |            |       |            |        |      |        |                |
|---------------|------------|-------|------------|--------|------|--------|----------------|
| Median price  | \$822,000  | House | X          | Unit   |      | Suburb | West Melbourne |
| Period - From | 01/04/2017 | to    | 30/06/2017 | 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 | Price | Date of sale |
|--------------------------------|-------|--------------|
| 1                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

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.



 3  1  1

**Rooms:**  
**Property Type:** House  
**Land Size:** 216 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,400,000  
**Median Unit Price**  
June quarter 2017: \$615,000

## Comparable Properties



**53 Hawke St WEST MELBOURNE 3003 (REI)** **Agent Comments**

 3  2  1

**Price:** \$1,400,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 200 sqm approx



**72 Curzon St NORTH MELBOURNE 3051 (REI)** **Agent Comments**

 2  1  -

**Price:** \$1,126,000  
**Method:** Sold Before Auction  
**Date:** 16/05/2017  
**Rooms:** -  
**Property Type:** House (Res)

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.