

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

3 VICTOR PLACE ATTWOOD VIC 3049

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$990,000

Property type

House

Suburb

Attwood

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

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 6 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

5 VICTOR PLACE ATTWOOD VIC 3049	\$710,000	04-Sep-23
8 ALISON PLACE ATTWOOD VIC 3049	\$700,000	08-Sep-23
3 FERNIE PLACE ATTWOOD VIC 3049	\$750,000	30-Sep-23

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 6 months.~~

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5 VICTOR PLACE ATTWOOD VIC 3049

3 1 2

Sold Price

^{RS} **\$710,000**

Sold Date **04-Sep-23**

Distance **0.02km**



8 ALISON PLACE ATTWOOD VIC 3049

3 1 5

Sold Price

^{RS} **\$700,000**

Sold Date **08-Sep-23**

Distance **0.22km**



3 FERNIE PLACE ATTWOOD VIC 3049

3 1 4

Sold Price

^{RS} **\$750,000**

Sold Date **30-Sep-23**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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