

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 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 or range between \$* \$*

Median sale price

Median price *House *Unit Suburb
 Period - From to Source

Comparable property sales

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
11/49 Kooyong Road, Armadale VIC 3143	\$380,000	29/07/2017
4/7 Hudson Street, Caulfield North VIC 3161	\$361,000	15/07/2017
16/1 Clendon Road, Armadale VIC 3161	\$398,000	08/07/2017