

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

Median sale price

Median price *House 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
1 145 Botanica Springs Boulevard	\$ 429,000	08/05/2017
2 35 Leyana Crescent Brookfield	\$ 415,000	14/04/2017
3 8 Triandra Drive Brookfield	\$ 417,000	14/03/2017

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.

Property data source: REIV propertydata.com.au. Generated on 28 July 2017