

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

		Section 47AF of the Estate Agents Act 198							
Property offered	d for sale								
Including suburk	Address cluding suburb and postcode 68 Eden Valley Road, Warranwood Vic 3134								
Indicative sellin	g price								
For the meaning o	f this price see	e consum	ner.vic.gov.	au/und	derquoting				
Range between \$980,000 & \$1,070,000									
Median sale pri	ce								
Median price \$	942,750	House	Х	Unit			Suburb	Warranwood	
Period - From 0	1/07/2017	to 30	/06/2018		Source	REIV	/		
Comparable pro	perty sales	(*Delete	A or B b	elow	as applica	able)			
	nat the estate							in the last six- nparable to the	
Address of comparable property							Price	Date of sale	
1									
2									
3									
OR									

В\* 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.

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