

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

**Indicative selling price**

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

Range Between  &

**Median Price**

Median price  Unit  Suburb

Period - From  to  Source

**Comparable property sales**

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
1/4 Aquila Street, Balwyn North 3104	\$1,010,000	18/11/2017
3/38 Severn Street, Balwyn North 3104	\$905,000	16/09/2017
1/120 Harp Road, Kew 3101	\$850,000	11/11/2017