

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 (*Delete single price or range as applicable)

Single price or range between \$* & \$*

Median sale price

(*Delete house or unit as applicable)

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

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 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 E418/11 Flockhart Street, Abbotsford	\$439,000	01/07/2017
2 103/18 Grosvenor Street, Abbotsford	\$438,000	06/07/2017
3 B213/8 Grosvenor Street, Abbotsford	\$425,700	07/09/2017

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 six months.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.