

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

Range between

&

Median sale 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 1/16 Starling St MONTMORENCY 3094	\$782,500	31/10/2017
2 2/85 Rattray Rd MONTMORENCY 3094	\$779,000	04/10/2017
3 1/35 Panorama Av LOWER PLENTY 3093	\$745,000	09/11/2017