

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 39 Chestnut Road DOVETON VIC 3177

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 \$370,000 & \$400,000

Median sale price

(*Delete house or unit as applicable)

Median price \$345,000 *House x *Unit Suburb DOVETON
Period - From 03/01/17 to 03/07/2017 Source www.realestate.com.au

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. 2/178A Kidds Road Doveton	\$375,000	22/04/2017
2. 2/13 Oak Avenue Doveton	\$391,000	01/03/2017
3. 3/81 Wattle Drive Doveton	\$365,000	10/04/2017