

KAY & BURTON

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1B Rest Drive, Flinders, VIC 3929

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$1,800,000

MEDIAN SALE PRICE

Median price \$1,587,500 | House | Flinders (3929)

Period - From 1 October 2016 to 30 September 2017 | Source - REIV

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
3 GLEN ROAD, FLINDERS VIC 3929	\$1,712,500	22/10/2017
106 WOOD STREET, FLINDERS VIC 3929	\$1,575,000	04/09/2017
11 VALE STREET, FLINDERS VIC 3929	\$1,525,000	03/06/2017