

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 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

Range betweer	\$780,000		&	\$850,000	
Median sale price					
Median price		House	х	Sub	ourb St Andrews
Period - From		to		Source I	REIV

#### **Comparable property sales**

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.

Account - Barry Plant | P: 03 94381133

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REIV Spropertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House (Res) Land Size: 5665.53 sqm approx Agent Comments Indicative Selling Price \$780,000 - \$850,000

## **Comparable Properties**



45 Cants Creek Rd SMITHS GULLY 3760 (REI) Agent Comments



Price: \$825,000 Method: Private Sale Date: 10/06/2017 Rooms: 7 Property Type: House

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