

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for sal | Property | offered | for | sale |
|--------------------------|-----------------|---------|-----|------|
|--------------------------|-----------------|---------|-----|------|

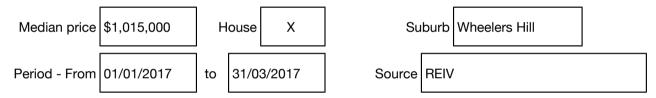
| Address | 23 Strathconnan Place, Wheelers Hill Vic 3150 |
|----------------------|---|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$2,300,000 | & | \$2,530,000 |
|---------------|-------------|---|-------------|
| | | | |

Median sale price



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.





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