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STATEMENT OF INFORMATION

Prepared on 17 Jul 2018

UNIT Offered for Sale

2A Victor Place Attwood VIC 3049

3 2 1

Indicative Selling Price

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

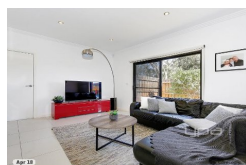
Range between \$515,000 & \$550,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

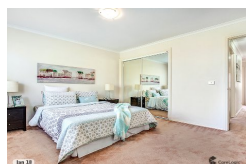
These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



89 Kenny Street Westmeadows VIC 3049 Sold Price **\$540,000** Sold Date **28-Apr-18**
 2 1 1 Distance **0.55km**



16 The Crest Attwood VIC 3049 Sold Price **\$567,000** Sold Date **14-Apr-18**
 3 2 2 Distance **0.85km**



30 The Crest Attwood VIC 3049 Sold Price **\$550,000** Sold Date **24-Feb-18**
 4 2 2 Distance **0.89km**

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