## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Including suburb and postcode  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 \$2,400,000 & \$2,585,000  Median sale price  (*Delete house or unit as applicable)  Median Price \$915,000 Property type House Suburb Sassafras  Period-from 01 Mar 2024 to 28 Feb 2025 Source Corelogic  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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:	Property offered for sale	е						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price  or range between \$2,400,000 & \$2,585,000  Median sale price  (*Delete house or unit as applicable)  Median Price \$915,000 Property type House Suburb Sassafras  Period-from 01 Mar 2024 to 28 Feb 2025 Source Corelogic  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 6 months that the	Including suburb and	6 CHUDLEIGH CRESCENT SASSAFRAS VIC 3787						
Median sale price  (*Delete house or unit as applicable)  Median Price \$915,000 Property type House Suburb Sassafras  Period-from 01 Mar 2024 to 28 Feb 2025 Source Corelogic  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 6 months that the	•	e see consumer.vi	c.gov.a	u/underquoting (	(*Delete singl	e price	e or range a	as applicable)
(*Delete house or unit as applicable)  Median Price \$915,000 Property type House Suburb Sassafras  Period-from 01 Mar 2024 to 28 Feb 2025 Source Corelogic  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 6 months that the	Single Price			•	\$2,400,0	000	&	\$2,585,000
Period-from 01 Mar 2024 to 28 Feb 2025 Source Corelogic  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 6 months that the	•	olicable)						
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 6 months that the	Median Price	\$915,000	,000 Property type Hous				Suburb	Sassafras
A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the	Period-from	01 Mar 2024	to	to 28 Feb 2025 So			Corelogic	
Address of comparable property Price Date of sale	A* These are the three pestate agent or agent	properties sold with the contractive of the contrac	<del>hin two</del>	kilometres of the	e property fo	the pro	operty for sa	<del>ale.</del>
OR								

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 6 months.

This Statement of Information was prepared on: 04 March 2025



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