

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 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 (*Delete single price or range as applicable)

Single price \$ or range between &

Median sale price

(*Delete house or unit as applicable)

Median price unit Suburb or locality

Period - From to Source

A* 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
1. 1/27 Cypress Avenue, Brooklyn	\$535,000	15/06/2019
2. 3/50 Conifer Avenue, Brooklyn	\$515,000	24/08/2019
3. 1/18 Viola Avenue, Brooklyn	\$540,000	30/08/2019

Statement Prepared Date: 06/09/2019