Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Period-from 01 May 2021 to 30 Apr 2022 Source Corelogic	Property offered for sal	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 \$1,000,000 & \$1,100,000 Median sale price (*Delete house or unit as applicable) Median Price \$1,090,000 Property type House Suburb Mount Dandenon Period-from 01 May 2021 to 30 Apr 2022 Source Corelogic	Including suburb and	152 RIDGE ROAD MOUNT DANDENONG VIC 3767							
Median sale price (*Delete house or unit as applicable) Median Price \$1,090,000 Property type House Suburb Mount Dandenon Period-from 01 May 2021 to 30 Apr 2022 Source Corelogic	• .	e see consumer.vic.ç	gov.au/	/underquot	ing (*E	Delete single p	ice or range	as applicat	ole)
(*Delete house or unit as applicable) Median Price \$1,090,000 Property type House Suburb Mount Dandenon Period-from 01 May 2021 to 30 Apr 2022 Source Corelogic	Single Price					\$1,000,000	&	\$1,100,000	
Period-from 01 May 2021 to 30 Apr 2022 Source Corelogic	•	plicable)							
	Median Price	\$1,090,000	Property type			House	Suburb	Mount Dandenong	
Commonable manager calca (*Dalate A and balance annihable)	Period-from	01 May 2021	to	30 Apr 2	2022	Sourc	urce Corelogic		С
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. Address of comparable property Price Date of sale	These are the three pertagent or agen	oroperties sold withir t's representative co	1 two k	ilometres (of the p	property for sale	property for	sale.	

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: 18 May 2022



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