

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

Lot 2 and 3, 23 Warringah Crescent, ELTHAM VIC 3095

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Single price			Lower price		Higher price
Lot 2, 23 Warringah Crescent, ELTHAM	\$* -	Or range between	\$*610,000	&	\$650,000
Lot 3, 23 Warringah Crescent, ELTHAM	\$* -	Or range between	\$*610,000	&	\$650,000

**B\***

**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.

(\*Delete as applicable)