

Connie Young 58254833 3428 254 833 connie@youngsandco.com.au

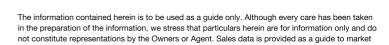
Statement of Information

Single residential property located outside the Melbourne metropolitan area

				Sec	tion 47	AF of	the Estate	Agent	s Act 1980	
Property offere	ed for sal	le								
Address 5/1-1 lncluding suburb or locality andpostcode		i/1-7 Pyrus Court, Kialla Vic 3631								
Indicative selli	ng price									
For the meaning	of this pric	ce see cons	sumer.vic.gov	.au/underc	quoting					
Single price	\$355,000	00								
Median sale pr	ice									
Median price	\$365,000 House X Unit Sub				Subu	urb or locality Kialla				
Period - From	eriod - From 01/07/2016 to 30/06/2017 Source REI						V			
Comparable pr	operty s	sales (*Del	lete A or B k	pelow as	applica	ble)				
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.										
Address of comparable property							Price	Da	te of sale	
1										
2										
3										
OR										
B * The esta	te agent o	or agent's re	epresentative	reasonably	y believe	s that	fewer than t	hree co	mparable	

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properties were sold within five kilometres of the property for sale in the last eighteen months.



activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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> **Indicative Selling Price** \$355,000 **Median House Price**

Year ending June 2017: \$365,000

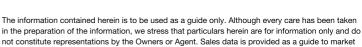




Comparable Properties

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 eighteen months.

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