

Cindy Annese 03 9490 0568 0400 534 281 cannese@milesre.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 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  Range between \$330,000 & \$350,000  Median sale price*  Median price House Unit Suburb Fairfield  Period - From to Source  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 sixmonths 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 sal				Occilon 477	i of the Estate	Agents Act 1900
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	months th	at the estate a				
1	Address of comparable property				Price	Date of sale
	1					
2	2					
3	3					
OR  B* The estate agent or agent's representative reasonably believes that fewer than three comparable		e agent or age	nt's representative	e reasonably believe	s that fewer than t	three comparable

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF

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(2)(b) of the Estate Agents Act 1980.





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Indicative Selling Price \$330,000 - \$350,000 No median price available





## Comparable Properties

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 six months.

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