

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale		
Address Including suburb and postcode 29 Selby-Aura Road, Menzies Creek Vic 3159		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$685,000 & \$753,500		
Median sale price		
Median price \$805,000 House X Unit	Suburb	enzies Creek
Period - From 01/01/2018 to 31/12/2018 Source REIV		<u>.</u>
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 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		
2		
3	-	
OR		

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

Account - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311

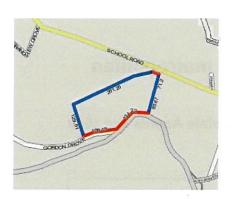


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Property Type: House (Previously

Occupied - Detached)

Land Size: 36000 sqm approx

Agent Comments

Indicative Selling Price \$685,000 - \$753,500 **Median House Price** Year ending December 2018: \$805,000

Comparable Properties

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