

Statement of Information
**Internet advertising for single residential property
located within the Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property Offered for Sale: 29 Eden Avenue, Heathmont VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price *House Suburb or locality

Period - From to Source

Comparable property sales

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
29 Kelly St BAYSWATER 3153 VIC	\$797,000	02/08/2017
7 Apple Gr BAYSWATER 3153 VIC	\$822,000	23/09/2017
101 Great Ryrie St HEATHMONT 3135 VIC	\$857,000	02/08/2017