Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

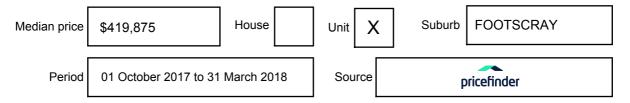
Address Including suburb and postcode	
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Indicative selling price

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

Price Range: \$320,000 to \$350,000

Median sale price



Comparable property sales

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
18/204 BALLARAT RD, FOOTSCRAY, VIC 3011	**\$325,000	12/05/2018
11/7 ELDRIDGE ST, FOOTSCRAY, VIC 3011	**\$340,000	31/05/2018
8/7 ELDRIDGE ST, FOOTSCRAY, VIC 3011	**\$358,000	02/06/2018