Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including sul		2/38-42	Darl	ing Street, S	Sale Vi	c 3850					
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price \$279,500											
Median sale price											
Median price \$352,500			Property Type		Hous	House		Suburb	Sale		
Period - From 01/07/2020 to 30/09/2020 Source REIV							REIV	1			
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								Pı	ice	Date of sale	
1											
2											
3											
OR		_									
	•	_		•		•			wer than thre ne last six mo	e comparable onths.	
This Statement of Information was prepared on:								on:	13/11/2020 16:15		



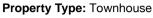




Indicative Selling Price \$279,500 Median House Price

September quarter 2020: \$352,500





(Single)

Land Size: 300 sqm approx

Agent Comments



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.

Account - Leo O'Brien Property | P: 03 5144 1888 | F: 03 5144 2288



