

Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

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Property offer	ed for s	sale								
Address Including suburb and postcode		475 Sixth Avenue, Eden Park Vic 3757								
Indicative sell	ing pric	e								
For the meaning	of this p	orice see	consur	ner.vic.gov	.au/unde	rquoting				
Range between	\$1,250,000			&		\$1,375,000				
Median sale p	rice									
Median price			House		Unit			Suburb	Eden Park	
Period - From			to			Source	REI	V		
Comparable p	roperty	sales (*Delet	e A or B b	elow as	s applica	ble)			
	that the	estate aç					•	operty for sale i to be most com		
Address of comparable property							Price	Date of sale	ì	
1										
2										
3										
OR										

B* 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 - Morrison Kleeman | P: 03 94312444 | F: 03 94312650

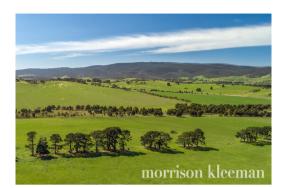


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Christian Marchetti 9717 8780 0400 233 946 cmarchetti@morrisonkleeman.com.au

> **Indicative Selling Price** \$1,250,000 - \$1,375,000



Rooms: **Property Type:** Residential/Acreage

Land Size: 404686 sqm approx

Agent Comments

Set within sweeping, manicured lawns, landscaped gardens and surrounded by 10 irrigated paddocks in a 100 acre (approx) landholding introducing an almost 50:50 split of pasture and private bushland, the property sets the perfect balance for a brilliant lifestyle. Breathtaking views across rolling hills to the ranges deliver an enviable back drop to living and entertainment spaces of the main house and separate self contained accommodation that provides options for teens, in-laws or guests!

Comparable Properties

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