

Elisse Farquhar 03 9490 0550 0419 116 130 efarquhar@milesre.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of	of the Estate	Agents Act 1980
Property offered for sale		
Address Including suburb and postcode 56 Alandale Road, Faglemont Vic 3084	a i	or an en
Indicative selling price	2	8
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$1,375,000 & \$1,425,000		
Median sale price		
Median price \$2,000,500 House X Unit	Suburb	Eaglemont
Period - From 01/07/2017 to 30/06/2018 Source REIV	V	P.
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.	operty for sale to be most cor	o in the last six- mparable to the
Address of comparable property	Price	Date of sale
1		
2		
3		
OR		
B* The estate agent or agent's representative reasonably believes that properties were sold within two kilometres of the property for sale is	t fewer than the	nree comparable





Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089

Generated: 05/10/2018 17:37



Elisse Farquhar 03 9490 0550 0419 116 130 efarquhar@milesre.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

	Section 47AF of	the Estate	Agents Act 198
Property offered for sale			
Address Including suburb and postcode 56 Alandale Road, Eaglemont	Vic 3084	1 5	
Indicative selling price	· ·		
For the meaning of this price see consumer.vic.gov.au/u	underquoting		
Range between \$1,375,000 &	\$1,425,000		
Median sale price			
Median price \$2,000,500 House X	nit	Suburb	Eaglemont
Period - From 01/07/2017 to 30/06/2018	Source		4
Comparable property sales (*Delete A or B below	v as applicable)		
A* These are the three properties sold within two k months that the estate agent or agent's represe property for sale.	ilometres of the prope	erty for sale e most con	in the last six- parable to the
Address of comparable property		Price	Date of sale
1	×		.7
2			
3			
OR B* The estate agent or agent's representative reason properties were sold within two kilometres of the properties.	nably believes that fe	ewer than th	ree comparable





Account - Miles RE | P: 03 9497 3222 | F: 03 9499 4089