

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale				
Address Including suburb and postcode	2/2 Warnington Grossont, Wattle Gion Vio 6666			
Indicative selling price				
For the meaning of this	price see consumer.vic.gov.au/underquoting			
Range between \$490	,000 & \$530,000			
Median sale price				
Median price \$737,5	00 House X Unit Suburb Wattle Glen			
Period - From 01/07/	2016 to 30/06/2017 Source REIV			

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	Price	Date of sale
1		
2		
3		

OR

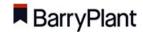
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Statement of Information * Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.

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Rooms:

Property Type: Townhouse

(Single)

Land Size: 438 sqm approx

Agent Comments

Indicative Selling Price \$490,000 - \$530,000 Median House Price Year ending June 2017: \$737,500

Comparable Properties

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