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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale					
Including suburb	Address Including suburb and postcode				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$	\$780,000	&	\$820,000		
Median sale price*					
Median price		House	Unit	Suburb	Research
Period - From		to	Source		
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 sixmonths 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.
- * 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), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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> **Indicative Selling Price** \$780,000 - \$820,000 No median price available



Rooms:

Property Type: House Land Size: 2514 sqm approx

Agent Comments

Comparable Properties



22/1336-1340 Main Rd ELTHAM 3095 (REI)



Price: \$820,000 Method: Private Sale Date: 27/06/2018

Rooms: -

Property Type: House Land Size: 445 sqm approx

4/1587 Main Rd RESEARCH 3095 (REI)

=3





Price: \$750.000 Method: Private Sale Date: 21/09/2018

Rooms: -

Property Type: Townhouse (Single) Land Size: 293 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within

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two kilometres of the property for sale in the last six months.





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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