



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 35 Alice Way Eden Park 3757

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,500,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$n/a

*House

*Unit

Suburb Eden Park 3757

Period - From n/a

to

Source RP Data

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
330 Grants Road Woodstock 3751	\$1,551,000	6/12/17
420 Grants Road Woodstock 3751	\$1,550,000	21/11/17
148 Grandview Court Beveridge 3753	\$1,359,000	31/10/17

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.