



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 18 Watsons Road Pheasant Creek 3757 (Kinglake West)

Indicative selling price

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

Single price \$719,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price \$n/a *House x *Unit Suburb Pheasant Creek 3757
Period - From to Source RP Data

Comparable property sales (*Delete A or B below as applicable)

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.