

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

3380 Frankston Flinders Road, Merricks, 3916

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range
between \$2,850,000 & \$3,050,000

Median sale price

Median price \$ House Unit Suburb Merricks 3916

Period - From to Source

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), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable property sales

RT Edgar Flinders estate agent and Michael Parker reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.