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## Statement of Information

## Single residential property located in the Melbourne metropolitan area

	Section 47AF of the Estate Agents Act 198				
Address Including suburb and postcode Section 47AF of the Estate Agents Act 1980  Address Including suburb and postcode Indicative selling price					
Including suburb and	333 Waterdale Road, Bellfield Vic 3081				
Indicative selling price	ee .				
For the meaning of this price see consumer.vic.gov.au/underquoting					
Single price \$795,000					
Median sale price					
Median price \$807,50	0 House X Unit Suburb Bellfield				
Period - From 01/01/20	018 to 31/12/2018 Source REIV				
Comparable property	sales (*Delete A or B below as applicable)				

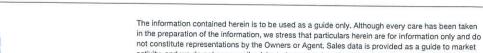
These are the three properties sold within two kilometres of the property for sale in the last six A\* months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale 14/12/2018
1	3 Dennis St HEIDELBERG HEIGHTS 3081	\$830,000	
2	11 Malacca St HEIDELBERG WEST 3081	\$825,000	16/03/2019
3	13 Miller St HEIDELBERG HEIGHTS 3081	\$760,000	01/12/2018

## OR

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

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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



