Statement of Information

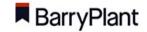
Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode		50 Falls Road, Hoddles Creek Vic 3139									
Indicative	selling prid	ce									
For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price \$1,500,000											
Median sa	le price										
Median p	Median price \$1,200,000 Property Type House S						Suburb	urb Hoddles Creek			
Period - Fi	eriod - From 13/04/2022 to 12/04/2023 Source RE						REIV	V			
Comparable property sales (*Delete A or B below as applicable)											
mo	* 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								Р	rice	Date of sale	
1											
2											
3											
OR								•			
									wer than thre he last six mo	e comparable onths.	
This Statement of Information was prepared on:								on:	13/04/2023 09:30		







Indicative Selling Price \$1,500,000 Median House Price

13/04/2022 - 12/04/2023: \$1,200,000





Property Type: Rural Residential **Land Size:** 28761 sqm approx

Agent Comments

Comparable Properties

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.

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



