

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

Indicative selling price

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

Land		Lower price		Higher price
<input type="text" value="Lot 17"/>	Range between	<input type="text" value="\$830,000"/>	&	<input type="text" value="\$880,000"/>

Unit median sale price

Median price	<input type="text" value="\$940,000"/>	Property type	<input type="text" value="HOUSE"/>	Suburb	<input type="text" value="WARRANWOOD"/>
Period - From	<input type="text" value="01 Apl 2020"/>	To	<input type="text" value="31 Jul 2020"/>	Source	<input type="text" value="Corelogic"/>

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
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

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.

This Statement of Information was prepared on: