

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 **1771-1787 Mount Cottrell Road Mount Cottrell VIC 3024**

Indicative selling price

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

Single price \$1,099,000.00

Median sale price

Median price Not enough sales *House x *Unit Suburb Kurunjang
Period - From July 2016 to Aug 2017 Source REIV propertydata.com.au

Comparable property sales

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
1	\$	
2	\$	
3	\$	

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.

Property data source: REIV propertydata.com.au. Generated on 11/08/2017