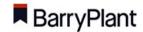
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offer	ed for s	sale									
Address Including suburb and postcode			100 Rodger Road, Panton Hill Vic 3759									
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$750,0			000		&		\$795,000					
Median sale price												
Median price \$1,800,		000	Pro	operty Type	Hous	е		Suburl	Panton H	ill		
Period - From 01		01/04/2	022	2 to 31/03/2023		3	Sc	ource	REIV			
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	Da	te of sale
1												
2												
3												
OR												
В*					epresentativ wo kilometre							
	This Statement of Information was prepared on:									17/04/2023 15:17		









Property Type: House **Land Size:** 6059 sqm approx

Agent Comments

Indicative Selling Price \$750,000 - \$795,000 Median House Price Year ending March 2023: \$1,800,000

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 9842 8888



