

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**43 FALLS ROAD, FISH CREEK, VIC 3959**

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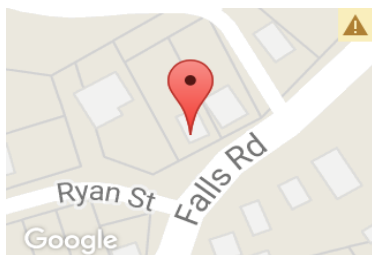
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$235,000**

Provided by: Andrew Newton, Alex Scott Leongatha

## MEDIAN SALE PRICE



**FISH CREEK, VIC, 3959**

Suburb Median Sale Price (House)

**\$360,000**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale


Address Including suburb and postcode	43 FALLS ROAD, FISH CREEK, VIC 3959
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:	\$235,000
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Median sale price

Median price	\$360,000	House	X	Unit		Suburb	FISH CREEK
Period	01 October 2016 to 30 September 2017			Source			

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.