

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 12 Bellbird Avenue, Harkaway 3806

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$660,000 & \$690,000

Median sale price

(*Delete house or unit as applicable)

Median price \$975000 *House x *Unit Suburb Harkaway

Period - From July 2018 to February 2019 Source RP Data

Comparable property sales (*Delete A or B below as applicable)

- 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.