

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 102-104 Graydens Road, Moorooduc

Indicative selling price

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

Range between \$1,200,000 & \$ 1,300,000

Median sale price

Median price Unavailable House ☒ Suburb Moorooduc

Period - From 1/8/17 to 2/8/18 Source Core Logic

Comparable property sales

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 offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
Nicholas Lynch – Mobile: 0411 121 356
Email: Nicholas.lynch@nl.com.au

DATE Prepared: 17th August 2018