

STATEMENT OF INFORMATION

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
 Including suburb and postcode

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 \$* 6,600,000 &

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit Suburb
 Period - From to Source

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	Date Of Sale	Price
1. 3/43 Apex Drive,	April 2024	\$ 1002000
2. 83 Technology Drive, Sunshine	March 2024	\$ 2,916,100
3. 14/341-359 Kororoit Creek Rd, Altona	November 2023	\$ 3,863,750

OR

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.