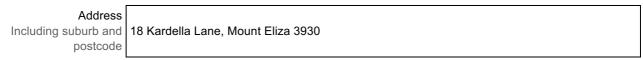
Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale



Indicative selling price

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

| Range between | \$1,050,000 | & | \$1,150,000 |
|---------------|-------------|---|-------------|
|---------------|-------------|---|-------------|

Median sale price

| Median price | \$1,150,000 | | House X | Suburb | Mount Eliza | |
|---------------|-------------|----|-------------|--------|-------------|--|
| Period - From | 01 Mar 2017 | to | 26 Mar 2018 | Source | REA | |

Comparable property sales

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 | Date of sale |
|--------------------------------|--------------|--------------|
| 41 Granya Grove Mount Eliza | \$ 1,062,000 | 31 Jan 2018 |
| 7 Kolora Crescent Mount Eliza | \$ 1,115,000 | 18 Jan 2018 |
| 61 Granya Grove Mount Eliza | \$ 1,144,000 | 17 Oct 2017 |

Property offered for sale by

Agent Name and
Contact Details
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0411 121 356
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DATE Prepared: 6 April 2018

