

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

120 Favorite Hill Road, Pearcedale

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 \$820,000 & \$900,000

Median sale price

(*Delete house or unit as applicable)

Median price \$668,000 *House x *Unit Suburb Pearcedale

Period - From May 2018 to Source www.realestate.com.au

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.