

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

10 Dowling Street, Kealba

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 \$480,000 & \$528,000

Median sale price

(*Delete house or unit as applicable)

Median price \$541,500

*House

X

*Unit

Suburb Kealba

Period - From Sep 2016

to Aug 2017

Source REIV propertydata.com.au

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	Price	Date of sale
1. 13 Leavesdon Avenue, Kealba	\$513,000	March 2017
2. 6 Monarma Walk, Kealba	\$520,000	April 2017
3. 47 Hedgeley Road, Kealba	\$515,000	March 2017

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.

Property data source: REIV propertydata.com.au.