Statement of Information

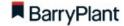
Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

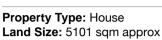
Address Including suburb and postcode		1280 Heid	elberg-kinglak	e Road	d, Cottles	Bridge V	/ic 30	99		
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range	e between \$1,48	80,000	&		\$1,628,000					
Media	n sale price*									
Medi	ian price \$1,385	,000 F	Property Type	Hous	е	Sul	ourb	Cottles Bride	ge	
Period - From 12/09/2022 to 12/09/2023 Source REIN						IV	V			
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							Pı	rice	Date of sale	
1										
2										
3										
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.									
This Statement of Information was prepared on:								12/09/2023 11:01		











Agent Comments

Indicative Selling Price \$1,480,000 - \$1,628,000 Median House Price * 12/09/2022 - 12/09/2023: \$1,385,000 * Agent calculated median

Comparable Properties

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.

Account - Barry Plant | P: (03) 9431 1243



