## Statement of Information

## Single residential property located in the Melbourne metropolitan area

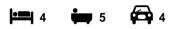
## Section 47AF of the Estate Agents Act 1980

Prope	rty offered	tor sale								
Inclu	ding suburb	dress and code	To Homey Fload, Narigaroo around vio ocor							
Indica	tive selling	g price								
For the	meaning of	f this price see	con	sumer.vic.gov.a	u/underd	quoting				
Range between \$2,60		\$2,600,000		&	\$2,80	\$2,800,000				
Media	n sale pric	ce								
Median price \$1,432		1,432,000	00 Property Type House				Subi	ourb Kangaroo Ground		
Perio	d - From 01	1/10/2019	to 30/09/2020 Source REIN					1		
Comp	arable pro	perty sales	(*De	elete A or B be	low as	applica	able)			
<b>A*</b>	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										
2										
3										
OR										
B*	The estate agent or agent's representative reasonably believes that fewer than three compare properties were sold within two kilometres of the property for sale in the last six months.									•
This Statement of Information was prepared on:						30/11/2020 14:38				









**Property Type:** House **Land Size:** 80,900 sqm approx

**Agent Comments** 

Indicative Selling Price \$2,600,000 - \$2,800,000 Median House Price Year ending September 2020: \$1,432,000

## 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** - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



