## Statement of Information

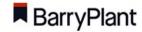
Property offered for sale

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode		8 Gold Mem	orial Road, Warr	andyte Vic	3113		
Indica	tive selling pri	ce					
For the	meaning of this p	orice see con	sumer.vic.gov.aเ	u/underquo	ting		
Single price \$1,320,000							
Media	n sale price						
Med	ian price \$1,060,	.000 Pr	operty Type Ho	use	Sub	urb Warrandy	rte
Period - From 01/07/2019 to 30/09/2019 Source REI					V		
Comp	arable property	y sales (*De	lete A or B be	low as ap <sub>l</sub>	plicable)		
<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.						
Addre	ess of comparab	le property				Price	Date of sale
1							
2							
3							
OR							
B*			epresentative re wo kilometres of				nree comparable months.
This Statement of Information was prepared on:					19/11/2019 09:59		









Property Type: House (Res) Land Size: 1949 sqm approx

Agent Comments

Indicative Selling Price \$1,320,000 Median House Price September quarter 2019: \$1,060,000

## 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** - Barry Plant | P: 03 9842 8888



