

Ashley Croall 03 9432 2544 0417 522 941 ashley@darrenjones.com.au

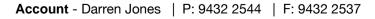
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale				
Address Including suburb and postcode 21/86 Graham Road, Viewbank Vic 3084				
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$520,000	&	\$570,000		
Median sale price*				
Median price	House	Jnit	Suburb	Viewbank
Period - From to	0	Source		
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				
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.				
* When this Statement of Information was prepared, publicly available information providing median sale				

prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF



(2)(b) of the Estate Agents Act 1980.





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