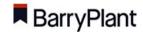
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Propert | ty offered | d for sale | | | | | | | | | | |
|--|--|------------|--|-------------|------|-----------|------|------|------------------|--------------|--|--|
| Includ | ing suburb | | 3/1023 Plenty Road, Kingsbury Vic 3083 | | | | | | | | | |
| ndicative selling price | | | | | | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | | | |
| Range | between | \$450,000 | | & | | \$480,000 | | | | | | |
| Median sale price | | | | | | | | | | | | |
| Media | an price \$ | 575,000 | Pr | operty Type | Unit | | | Subu | ırb | Kingsbury | | |
| Period | - From 0 | 1/04/2020 | to | 31/03/2021 | 1 | Sc | urce | REIV | , | | | |
| Comparable property sales (*Delete A or B below as applicable) | | | | | | | | | | | | |
| | 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 | | | | | | | | Pri | ice | Date of sale | | |
| 1 | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | |
| OR | | | | | | | | | | | | |
| | 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: | | | | | | | | on: | 18/06/2021 09:49 | | | |









Indicative Selling Price \$450,000 - \$480,000 Median Unit Price Year ending March 2021: \$575,000

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 94605066 | F: 03 94605100



