

### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Including subu	Address ing suburb and postcode  94 Bradleys Lane, North Warrandyte Vic 3113						
ndicative selli	ng price						
or the meaning	of this price see	e consumer.vic.ç	gov.au/unde	erquoting			
Range betweer	\$1,070,000	&	\$1,	170,000			
Median sale pı	ice						
Median price	\$1,045,000	House X	Unit			Suburb	North Warrandyte
Period - From	01/04/2018	to 31/03/20	19	Source	REIV		

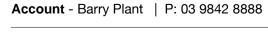
#### Comparable property sales (\*Delete A or B below as applicable)

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

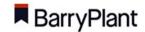
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Property Type: Land Land Size: 5835 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,070,000 - \$1,170,000 Median House Price Year ending March 2019: \$1,045,000

## 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





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