

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	494 Eleven Mile Road Cora Lynn, 3814
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$2,400,000 & \$2,600,000
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### Median sale price

Median price	NOT PROVIDED	Property Type	ACREAGE/HOUSE	Suburb	CORA LYNN
Period - From		to		Source	NOT PROVIDED

### Comparable property sales

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 02-Mar-2023 at 3:43:58 PM EST