

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb
and postcode

28 Palmers Hill Road, Merricks Beach

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$1,200,000 range between \$000000000 & \$000000000

Median sale price

Median price \$000000000

House X

Suburb Merricks Beach

Period - From 01/04/2016 **to** 31/03/2017

Source REIV

Comparable property sales

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) 6 Marmaduke Street, Balnarring Beach	\$1,392,000	1/07/2017
2) 1 Kingswood Court, Merricks Beach	\$1,055,000	1/05/2017
3) 4 Foam Street, Merricks Beach	\$965,000	18/02/2017