

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

305 - 306 Ninth Avenue French Island, 3921

Indicative selling price

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

Single price \$38,000.00

Median sale price

Median price NOT PROVIDED Property Type NOT PROVIDED Suburb NOT PROVIDED

Period - From to Source NOT PROVIDED

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	Lot 484 The Anchorage French Island	\$38,000.00	30-Nov-2021
2	Lot 570 The Anchorage French Island	\$35,000.00	20-Dec-2021
3	Lot 653 The Anchorage French Island	\$35,000.00	20-Dec-2021

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