

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Address Including suburb and postcode

lot 14c Spearys Road, Dereel Vic 3352

#### Indicative selling price

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

Single price

\$89,000

#### Median sale price\*

Median price

\$300,000

House

X

Unit

Suburb

Dereel

Period - From

03/11/2017

to

03/11/2018

Source

RE.com

#### 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.~~

lot 14c Spearys Road, Dereel Vic 3352



Troy Anwyl  
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Rooms:  
Property Type:  
Agent Comments

**Indicative Selling Price**  
\$89,000  
**Median House Price \***  
03/11/2017 - 03/11/2018: \$300,000  
\* Agent calculated median

## 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.