

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

Indicative selling price

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

Fixed Price to

Median sale price

Median price Unit Suburb
Period - From to Source

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
15 Clydebank Road, Edithvale VIC 3196	\$760,000	09-June-18
101A Rae Avenue, Edithvale VIC 3196	\$790,000	10-May-18
2/11 Swanpool Avenue, Chelsea VIC 3196	\$730,000	10-May-18