





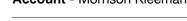
Property Type: House (Res) Land Size: 2888 sqm approx

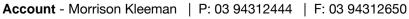
Agent Comments

Indicative Selling Price \$960,000 - \$1,040,000 **Median House Price** Year ending March 2017: \$870,000

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.









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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered | for sal | е |
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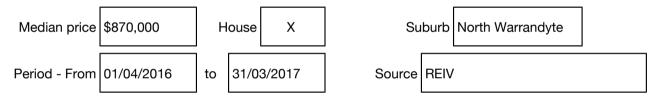
| Address Including suburb and postcode 44 Stony Creek Road, North Warrandyte Vic 3113 | |
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Indicative selling price

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

| Range between | \$960,000 | & | \$1,040,000 |
|---------------|-----------|---|-------------|
| | | | |

Median sale price



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.





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