



Single residential property located in the Melbourne Metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

30 BATES ROAD, LITTLE RIVER, VIC, 3211

Indicative selling price

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

Range between &

Median sale price

Median price House 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 twelve 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	25 MALCOLM ROAD, LITTLE RIVER	\$1,200,000	01/11/2018
2	75 SHAWS ROAD, LITTLE RIVER	\$1,100,000	05/05/2018
3	120-148 ROTHWELL ROAD, LITTLE RIVER	\$1,500,000	06/02/2018