

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| | | | Occilon 411 | Al Of the Estate | Agents Act 1900 |
|---------------------------------------|-----------------------|-----------------|------------------|---|-----------------|
| Property offered for | sale | | | | |
| Address Including suburb and postcode | | ift Road, Smith | s Gully Vic 3760 | | |
| Indicative selling pri | ce | | | | |
| For the meaning of this | price see con | sumer.vic.gov.a | au/underquoting | | |
| Range between \$850 | \$850,000 & \$920,000 | | | | |
| Median sale price | | | | | |
| Median price | Нос | use | Unit | Suburb | Smiths Gully |
| Period - From | to | | Source | REIV | |
| Comparable property | y sales (*De | lete A or B b | elow as applica | ble) | |
| | e estate agent | | | ne property for sale lers to be most cor | |
| Address of comparable property | | | | Price | Date of sale |
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| OR | | | | | |

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.

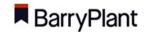
Account - Barry Plant | P: 03 94381133



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Rooms: 5

Property Type: House (Previously

Occupied - Detached)

Land Size: 137137 sqm approx

Agent Comments

Indicative Selling Price \$850,000 - \$920,000

Comparable Properties

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