Statement of Information

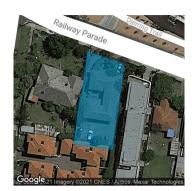
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Proper	ty offered for	sale									
Includ	Address ding suburb and postcode	2/15 Rai	ilway	/ Parade, Mu	ırrumb	oeena Vic	3163				
Indicat	ive selling pri	ce									
For the	meaning of this	orice see	cons	sumer.vic.go	ον.au/ι	underquo	ting				
Range between \$270,000				&		\$295,000					
Mediar	n sale price										
Media	an price \$610,00	00	Pro	operty Type	Unit			Subi	urb	Murrumbeer	na
Period	d - From 01/04/2	2020	to	31/03/2021		Sc	urce	REIV	/		
Compa	arable property	y sales (*De	lete A or B	belo	w as ap _l	olica	ble)			
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									Pr	ice	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.										
This Statement of Information was prepared on:								01/07/2021 15:32			









Agent Comments

Indicative Selling Price \$270,000 - \$295,000 Median Unit Price Year ending March 2021: \$610,000

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216



