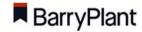
## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for sale													
Includ	ding subur	Idress (some street to the str	537 Elg	ar Ro	oad, Mont Al	bert N	orth Vic 3	3129					
Indicative selling price													
For the meaning of this price see consumer.vic.gov.au/underquoting													
Range	e between	\$950,0	00		&		\$1,045,000						
Median sale price													
Median price \$1,430,500			00	Pro	operty Type	е		Subi	urb	Mont Albert	North		
Period - From 0		01/04/20	1/2019 to		31/03/2020		Sc	ource		/			
Comparable property sales (*Delete A or B below as applicable)													
<b>A*</b>	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													
В*	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:											200 10:04	









**Property Type:** House (Res) **Land Size:** 604 sqm approx Agent Comments

Indicative Selling Price \$950,000 - \$1,045,000 Median House Price Year ending March 2020: \$1,430,500

## 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** - Barry Plant | P: 03 9842 8888



