## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

7 BATMAN AVENUE MOUNT ELIZA VIC 3930						
see consumer.vic	c.gov.au	u/underquoting (	Delete singl	e price	e or range as	s applicable)
		or range between	\$1,195,0	00	&	\$1,275,000
licable)						
\$1,725,000	Property type Hou		House		Suburb	Mount Eliza
01 Apr 2022	to	to 31 Mar 2023 S		ource	Corelogic	
Comparable property sales (*Delete A or B below as applicable)  A* These are the three properties sold within two kilometres of the property for sale in the last 6 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						
	7 BATMAN AV see consumer.vic	see consumer.vic.gov.au licable) \$1,725,000 Prop 01 Apr 2022 to  lles (*Delete A or B to reperties sold within two s representative conside	see consumer.vic.gov.au/underquoting (*  or range between  licable)  \$1,725,000 Property type  01 Apr 2022 to 31 Mar 2023  lles (*Delete A or B below as applementation of the serepresentative considers to be most consideration of the serepresentative considers to be most consideration.	see consumer.vic.gov.au/underquoting (*Delete single or range between \$1,195,0 between \$1,725,000 Property type House 01 Apr 2022 to 31 Mar 2023 Solles (*Delete A or B below as applicable) reperties sold within two kilometres of the property for serepresentative considers to be most comparable to the property for the property f	see consumer.vic.gov.au/underquoting (*Delete single price or range between \$1,195,000  licable)  \$1,725,000 Property type House  01 Apr 2022 to 31 Mar 2023 Source  lles (*Delete A or B below as applicable)  reperties sold within two kilometres of the property for sale is representative considers to be most comparable to the pro-	7 BATMAN AVENUE MOUNT ELIZA VIC 3930  see consumer.vic.gov.au/underquoting (*Delete single price or range as or range between \$1,195,000 &  licable)  \$1,725,000 Property type House Suburb  01 Apr 2022 to 31 Mar 2023 Source  lles (*Delete A or B below as applicable)  roperties sold within two kilometres of the property for sale in the last 6 is representative considers to be most comparable to the property for sale

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 6 months.

This Statement of Information was prepared on: 12 April 2023



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