

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

359 Bentons Road
Moorooduc 3933

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$*1,300,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$1,650,000

*House ☒

*Unit ☐

Suburb MOOROODUC

Period - From JAN 18

to DEC 18

Source PRICEFINDER

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 six 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	\$	
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.

However the following Addresses were used to arrive at our Indicative Selling Price but do not meet the criteria of a Comparable Property under Sec 47A

	Price	Date of sale
1 381 Bentons Rd, Moorooduc 3933	\$1,575,000	6/10/18
2	\$	
3	\$	

Property offered for sale by

Agent Name and
Contact Details

Leanne Williams
Mobile: 0412 725 526

DATE Prepared: 23rd April, 2019