Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

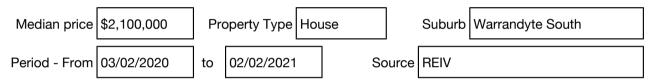
2 Green Ridge, Warrandyte South Vic 3134

Indicative selling price

|--|

Single price \$2,700,000

Median sale price



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 sixmonths 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 | 10-12 Colin Av PARK ORCHARDS 3114 | \$2,860,000 | 24/12/2020 |
| 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:

03/02/2021 08:37









Property Type: Agent Comments Indicative Selling Price \$2,700,000 Median House Price 03/02/2020 - 02/02/2021: \$2,100,000

Comparable Properties



10-12 Colin Av PARK ORCHARDS 3114 (REI) Agent Comments



Price: \$2,860,000 Method: Private Sale Date: 24/12/2020 Property Type: House Land Size: 2044 sqm approx

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 - Hoskins | P: 98747677, 9722 9755

