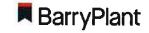
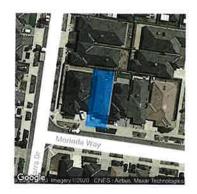
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale			
Inclu	Address ding suburb and postcode		
Indicative selling price			
For the meaning of this price see consumer.vic.gov.au/underquoting			
Range	e between \$540,000 & \$590,000		
Median sale price			
Medi	an price \$608,000 Property Type House Sub-	urb Doreen	
Period	d - From 03/04/2019 to 02/04/2020 Source REIV	1	
Comparable property sales (*Delete A or B below as applicable)			
4*	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.		
Addre	ss of comparable property	Price	Date of sale
1			
2			
3			
OR .			
3*	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:	03/04/20	20 15:05







Property Type: House **Land Size:** 212 sqm approx Agent Comments

Indicative Selling Price \$540,000 - \$590,000 Median House Price 03/04/2019 - 02/04/2020: \$608,000

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.