

# 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

1436 Mornington-Flinders Road, Main Ridge VIC 3928

### Indicative selling price

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

Single price

\$\*

or range between

\$670,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$2,300,000

\*House

H

\*Unit

Suburb

Main Ridge

Period - From

July 2016

to

July 2017

Source

REIV

### 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.