## Statement of Information

## Single residential property located in the Melbourne metropolitan area

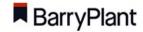
## Section 47AF of the Estate Agents Act 1980

Proper	ty offered	tor s	ale								
Address Including suburb and postcode		and	12 Leber Street, Warrandyte Vic 3113								
Indicat	tive sellin	g pric	е								
For the meaning of this price see consumer.vic.gov.au/underquoting											
Single price \$1,295,000											
Median sale price											
Medi	an price \$	1,050,0	000	Pro	operty Type	House			Suburb	Warrandyte	
Period	d - From 1	1/05/20	)19	to	10/05/2020		So	ource	REIV		
Compa	arable pro	perty	sales	(*De	lete A or B	below as	s app	olica	ble)		
<b>A*</b>	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									Pı	rice	Date of sale
1											
2											
3											
OR											
B*		_	_		•		-			wer than thre ne last six mo	e comparable onths.

This Statement of Information was prepared on:



11/05/2020 10:52







Property Type: House (Res) Land Size: 878 sqm approx Agent Comments Indicative Selling Price \$1,295,000 Median House Price 11/05/2019 - 10/05/2020: \$1,050,000

## 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.

**Account** - Barry Plant | P: 03 9842 8888



