

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

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

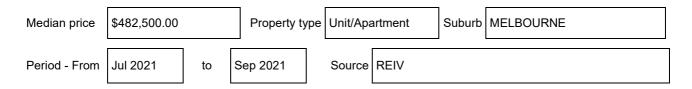
Address Including suburb and postcode

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Single price | or range between \$39 | 395,000.00 | & | \$410,000.00 |
|--------------|-----------------------|------------|---|--------------|
|--------------|-----------------------|------------|---|--------------|

### Median sale price



## Comparable property sales

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 |
|--------------------------------|--------------|--------------|
| 2604/11 Rose La MELBOURNE 3000 | \$420,000.00 | 25/05/2021   |
| 415/1 Bouverie St CARLTON 3053 | \$410,000.00 | 3/08/2021    |
| 1910/33 Rose La MELBOURNE 3000 | \$410,000.00 | 7/05/2021    |

This Statement of Information was prepared on: Thursday 04th November 2021

