

Statement of Information

Single residential property located in the Melbourne metropolitan area

				AF 0	IF of the Estate Agents Act 1980						
Property offer	ed for s	sale									
Address Including suburb and postcode		59 First Avenue, Eden Park Vic 3757									
Indicative sell	ing pric	се									
For the meaning	of this p	orice see co	onsum	er.vic.gov.	au/un	derquoting					
Range between	n \$950,	000		&	\$	1,045,000					
Median sale p	rice*										
Median price		F	louse		Unit			Suburb	Ede	n Park	
Period - From		to				Source					
Comparable p	roperty	/ sales (*[Delete	A or B b	elow	as applica	able)				
	that the	estate age						operty for sale to be most cor			
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.

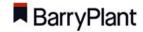
Account - Barry Plant | P: 03 9717 8801 | F: 03 9717 8802





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^{*} When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.







Indicative Selling Price \$950,000 - \$1,045,000 No median price available

Comparable Properties



236 Seventh Av EDEN PARK 3757 (REI/VG)

4 = 2

Price: \$943,000 **Method:** Private Sale **Date:** 22/05/2018

Rooms: -

Property Type: House (Res) **Land Size:** 8167 sqm approx

ize: 6167 sqm approx

Agent Comments

two kilometres of the property for sale in the last six months.

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within





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