

## Statement of Information

Samantha Scott 59686222 0438680032 samanthas@bellrealestate.com.au

## Single residential property located in the Melbourne metropolitan area

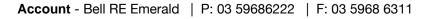
## Section 474F of the Estate Agents Act 1980

			3	ection 47 Ar	Of the Estate A	genis Act 1900
Property offered for s	sale					
Address Including suburb and postcode	1930 Wellington Road, Clematis Vic 3782					
Indicative selling price	ce					
For the meaning of this p	orice see co	nsumer.vic.gov.	au/und	erquoting		
Range between \$500,000		&	\$5	50,000		
Median sale price*						
Median price	He	ouse	Unit		Suburb	lematis
Period - From	to			Source		
Comparable property sales (*Delete A or B below as applicable)						
A* 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
1						
2						
3						
OR						
					hat fewer than thre le in the last six m	

our sales records (if any), did not provide a median sale price that met the requirements of section 47AF

\* 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

(2)(b) of the Estate Agents Act 1980.





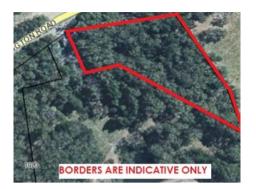


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> Indicative Selling Price \$500,000 - \$550,000 No median price available





## 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 - Bell RE Emerald | P: 03 59686222 | F: 03 5968 6311





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