## 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	ng suburb and					
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between \$850,000		\$920,000				
Median sale price*						
Median price	Median price Proper			Suburb Hoddles Creek		
Period - From	to		Source	се		
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 sixmonths 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						
<b>B*</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.						
This Statement of Information was prepared on:					03/12/2019 10:07	
* When this Statement o prices of residential prop our sales records (if any) (2)(b) of the Estate Agen	perty in the su ), did not pro	uburb or locality	in which the p	roperty of	ered for sale is	s situated, and

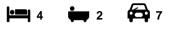




Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

Indicative Selling Price \$850,000 - \$920,000 No median price available





Property Type: House (Previously

Occupied - Detached)

Land Size: 22500 sqm approx

**Agent Comments** 

## 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.

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