## Statement of Information

## Single residential property located in the Melbourne metropolitan area

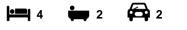
## Section 47AF of the Estate Agents Act 1980

Prope	rty offer	ed for s	sale								
Address Including suburb and postcode			d								
Indica	tive sell	ing pric	е								
For the	meaning	of this p	orice see	con	sumer.vic.g	ov.au/ι	underquo	ting			
Range between \$1,0			0,000		&		\$1,100,000				
Media	n sale p	rice									
Median price		\$1,180,	000	Pro	Property Type Hous		е		Suburb	Nunawadin	g
Period - From 01		01/04/2	to 31/03/2025 Source RE					REIV	V		
Comp	arable p	roperty	sales	(*De	lete A or E	3 belo	w as ap	plica	ble)		
<b>A*</b>	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									Р	rice	Date of sale
1											
2											
3											
OR											
<b>B</b> * The estate agent or agent's representative reasonably believes that fewer than three coproperties were sold within two kilometres of the property for sale in the last six months.									•		
This Statement of Information was prepared on:							on:	24/04/2025 14:30			









Property Type: House Land Size: 680 sqm approx

Agent Comments

**Indicative Selling Price** \$1,000,000 - \$1,100,000 Median House Price Year ending March 2025: \$1,180,000

## 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.

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