

Mark Gunther 5962 3030 0448 623 030 mark@markgunther.com.au

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

					3	ection 47	AF 0	i the Estate	Agents Act 1960
Property offer	ed for s	sale							
Address Including suburb and postcode		51 Westr	ridge Ro	oad, Mount	Toole	bewong Vi	c 377	7	
Indicative sell	ing pric	е							
For the meaning	of this p	orice see	consum	er.vic.gov.	au/unc	lerquoting			
Range between	n \$600,	000		& \$660,000					
Median sale p	rice*								
Median price			House		Unit			Suburb	Mount Toolebewong
Period - From			to			Source			
Comparable p	roperty	/ sales (*	'Delete	A or B b	elow	as applica	able)		
months		estate ag							e in the last six- mparable to the
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.
- \* 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.

**Account** - Mark Gunther First National | P: 03 5962 3030 | F: 03 5962 2599 Generated: 05/04/2019 14:43







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**Indicative Selling Price** \$600,000 - \$660,000 No median price available





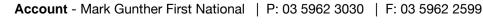
Property Type: House

Land Size: 40400 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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