## Statement of Information

Property offered for sale

## Single residential property located in the Melbourne metropolitan area

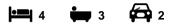
## Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	suburb and							
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price \$3,350,000								
Median sale price								
Median price \$1,548,	,750 Pr	operty Type	House	Sı	uburb	South Melbo	ourne	
Period - From 01/07/2020 to 30/09/2020 Source REIV					ΞIV	/		
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					Pı	ice	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:						01/12/2020 11:12		









Rooms: 9

**Property Type:** House (Res) **Land Size:** 308 sqm approx

**Agent Comments** 

Indicative Selling Price \$3,350,000 Median House Price September quarter 2020: \$1,548,750

## 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** - Cayzer | P: 03 9646 0812



