

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

Median sale price

Median price

*House

*Unit

Suburb

Period - From to

Source

Comparable property sales

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
310/404 BURWOOD HWY, WANTIRNA SOUTH, VIC, 3152	\$301,500	14 MAY 2018
509/404 BURWOOD HWY, WANTIRNA SOUTH, VIC, 3152	\$335,000	17 APR 2018
G04/436 STUD ROAD, WANTIRNA SOUTH, VIC. 3152	\$342,000	14 AUG 2018

OR

~~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.~~

~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~