Statement of Information Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and

postcode 7 Annette Ct, Endeavour Hills VIC 3802

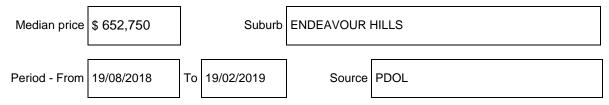
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
2 Bed, 1 Bath, 2 Carpark, – GROUP A	\$*545,000	Or range between	\$*	&	\$
2 Bed, 1 Bath, 1 Carpark, – GROUP B	\$*575,000	Or range between	\$	&	\$
2 Bed, 1.5 Bath, 1 Carpark, – GROUP C	\$*565,000	Or range between	\$*	&	\$
2 Bed, 2.5 Bath, 1 Carpark, – GROUP D	\$*595,000	Or range between	\$*	&	\$
3 Bed, 2 Bath, 2 Carpark, – GROUP E	\$*640,000	Or range between	\$*	&	\$
3 Bed, 2.5 Bath, 2 Carpark, – GROUP F	\$*	Or range between	\$*635,000	&	\$*660,000
3 Bed, 3 Bath, 2 Carpark, – GROUP G	\$*635,000	Or range between	\$*	&	\$
4 Bed, 3 Bath, 2 Carpark, – GROUP H	\$*700,000	Or range between	\$*	&	\$
4 Bed, 3.5 Bath, 2 Carpark, – GROUP I	\$*	Or range between	\$*700.000	&	\$*720,000

Additional entries may be included or attached as required.

Suburb House median sale price





Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

OR

В* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

	Address of comparable unit
GROUP A	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

	Address of comparable unit
GROUP B	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

Unit type of class	Address of comparable unit
GROUP C	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

	Address of comparable unit
GROUP D	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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Unit type or class

Address of comparable unit

. . .

GROUP E	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six
	months.

Unit type or class

	Address of comparable unit
GROUP F	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

 Address of comparable unit
The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

	Address of comparable unit
GROUP H	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

Address of comparable unit

	The estate agent or agent's representative reasonably believes that fewer than three
GROUP I	comparable units were sold within two kilometres of the unit for sale in the last six
	months.