

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	15 Amersham Drive, Warrandyte Vic 3113
Including suburb and	
postcode	

### Indicative selling price

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

#### Median sale price

Median price	\$1,220,500	Hou	ıse X	Unit		Suburb	Warrandyte
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

### 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	Price	Date of sale
1		
2		
3		

#### OR

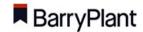
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9842 8888





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Rooms:

**Property Type:** Land (Res) **Land Size:** 3025 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,280,000 Median House Price Year ending March 2018: \$1,220,500

## Comparable Properties

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