

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*



### Property offered for sale

22 William Rd, The Patch

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$1,200,000

&

\$1,320,000

### Median sale price

Median price \$792,500

\*House X

\*Unit

Suburb The Patch

Period - From 12/7/2018

to 12/07/2019

Source REA

### 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
1. 13 Regnan Rd, Kallista	\$1,200,500	28/05/2019
2. 16 Carcoola Rd, Monbulk	\$1,300,000	16/02/2019
3. 26 William Rd, The Patch	\$1,336,000	01/12/2018