

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	55 Bridgewater Road, Seville East Vic 3139
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Indicative selling price \$800,000

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

Range betweer	n						
Median sale p	rice*						
Median price	\$551,000	Hou	se	Unit		Suburb	Seville East
Period - From	1/8/2017	to	13/8/2018		Source	RP Data T/A CoreLogio	;

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		

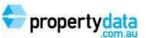
OR

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.

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Rooms: Property Type: Hobby Farm < 20 ha (Rur) Land Size: 20120 sqm approx Agent Comments Indicative Selling Price \$800,000 median price \$525,000

Comparable Properties

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.