

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 26 Fisher Street, Maidstone VIC 3020

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
Lot 1 / 26 Fisher St Maidstone	\$1,250,000	\$*	\$
Lot 2 / 26 Fisher St Maidstone	\$1,200,000	\$*	\$

Suburb unit median sale price

Median price \$835,000 Suburb Maidstone

Period - From 01 October 2017 To 31 December 2017 Source Pricfinder

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

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.