

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

**Property offered for sale**

**Address**  
Including suburb  
and postcode

Maranoa Sands Flinders Vic 3929

**Indicative selling price**

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

Single Price

\$2,100,000

range between

&

**Median sale price**

**Median price**

\$2,187,500

**Property Type**

House

**Suburb**

House

**Period - From**

01/07/2018

to

30/06/2019

**Source**

REIV

**Comparable property sales**

**A\*** These are the three properties sold within two kilometers of the property for sale in the last 18 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)		

**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.