



Single residential property located in the Melbourne Metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

95 WILLIAM ROAD, LITTLE RIVER, VIC, 3211

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Important advice about the median sale price: When this statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*

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	25 MALCOLM ROAD, LITTLE RIVER VIC 3211	\$1,200,000	05/05/2018
2	210 WILLIAM ROAD, LITTLE RIVER VIC 3211	\$1,060,000	29/06/2019
3	75 SHAWS ROAD, LITTLE RIVER VIC 3211	\$1,100,000	01/11/2018