

## 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

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

|              |                      |                     |                                  |   |                                  |
|--------------|----------------------|---------------------|----------------------------------|---|----------------------------------|
| Single Price | <input type="text"/> | or range<br>between | <input type="text"/> \$5,500,000 | & | <input type="text"/> \$6,000,000 |
|--------------|----------------------|---------------------|----------------------------------|---|----------------------------------|

### Median sale price

(\*Delete house or unit as applicable)

|              |                      |               |                      |        |                                |
|--------------|----------------------|---------------|----------------------|--------|--------------------------------|
| Median Price | <input type="text"/> | Property type | <input type="text"/> | Suburb | <input type="text"/> Beveridge |
| Period-from  | <input type="text"/> | to            | <input type="text"/> | Source | <input type="text"/> Corelogic |

### 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 6 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         |
|--------------------------------|----------------------|----------------------|
| <input type="text"/>           | <input type="text"/> | <input type="text"/> |
| <input type="text"/>           | <input type="text"/> | <input type="text"/> |
| <input type="text"/>           | <input type="text"/> | <input type="text"/> |

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 6 months.

This Statement of Information was prepared on: 29 May 2023