

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

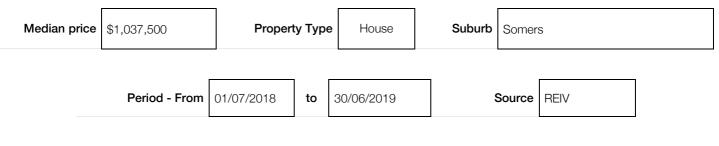
Address Including suburb and postcode	86 Beach Hill Avenue, Somers Vic 3927
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Indicative selling price

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

Single Price \$	\$1,795,000	range between		&	
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Median sale price



Comparable property sales

A* These are the three properties sold within two kilometers 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)		

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.