

## 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

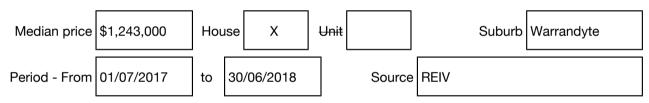
ess 7 Valley Way, Warrandyte Vic 3113 nd de

### Indicative selling price

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

 Range between
 \$1,200,000
 &
 \$1,295,000

#### Median sale price



#### 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 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	72 Bradleys La NORTH WARRANDYTE 3113	\$1,290,000	13/06/2018
2	14 Mitchell Av WARRANDYTE 3113	\$1,255,000	19/04/2018
3	2 Valley Way WARRANDYTE 3113	\$1,205,000	16/05/2018

#### 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 six months.

#### Account - Hoskins | P: 98747677, 9722 9755

propertydata

#### Generated: 13/09/2018 10:05

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.