

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

Indicative selling price

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

Single price or range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

Comparable property sales

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 . 20/330 Sydenham Road, Sydenham	\$360,000	24/4/17
2 . 28/322 Sydenham Road, Sydenham	\$375,000	3/4/17
3 . 35/322 Sydenham Road, Sydenham	\$382,000	25/3/17

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