



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](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

(\*Delete house or unit as applicable)

Median price  House  Suburb

Period - From  to  Source

**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
44 Yawla Street, Bentleigh, Vic, 3204	\$2,399,000	04/07/2017
39 Draper Street, Ormond, Vic, 3204	\$2,250,000	08/04/2017
6 Hastings Street, McKinnon, Vic, 3204	\$2,210,000	27/05/2017