

**Single residential property located within the Melbourne metropolitan area.
This statement complies with Section 47AF of the Estate Agents Act 1980.**

Subject Property:

Waterdale 12 Tumbywood Road, Red Hill 3937

Indicative selling price: (for the meaning of this price see consumer.vic.gov.au/underquoting)
Range between \$7,500,000.00 and \$8,250,000.00

Area median sale price: \$1,010,000.00 for the period 01/10/2016 to 30/09/2017 (source REA)

Comparable property sales:

A:

3 properties sold which are within 2 kilometres of the subject property and which sold in the last 6 months and which the estate agent or estate agent's representative considers to be most comparable to the subject property.

Address of comparable property Price Date of sale:

- 1- xxx N/A
- 2- xxx N/A
- 3- xxx N/A

OR

B:

The estate agent or estate agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the subject property in the last 6 months.