

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 43 & 45 Morris St Tootgarook 3941

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ 1,499,950.00 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$ 478,500.00 *House *Unit Suburb Tootgarook
Period - From March 2016 to February 2017 Source Corelogic

Comparable property sales

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.

PLEASE NOTE: This property consists of 2 houses on 2 separate titles which the vendor will only sell together at the same time. He will not offer these 2 properties separately.