



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 36 Craig Parry, Hidden Valley 3756

Indicative selling price

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

Single price \$ N/A or range between \$ 700,000 & \$750,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 400,000 *House Land Suburb 3756
Period - From 1/6/17 to 30/12/17 Source Real Estate .com.au

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
96 Valley Drive Hidden Valley	\$ 645,000	16/9/2017
76 Roulston Way Wallan,	\$ 590,000	16/12/17
44 Alexander Ave Wallan	\$ 540,000	9/12/17

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.