



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 \$ 639,000 & \$699,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 460,000 *House Land Suburb 3756

Period - From FEB 18 to APR 18 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
262 Hidden Valley Drive Hidden Valley 3756	\$ 610,000	11/02/18
2 Aurina Drive, Hidden Valley 3756	\$ 740,000	13/03/18
32 Lakeside Drive, Hidden Valley 3756	\$ 700,000	28/04/18

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.