

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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between &

Median sale price

Median price *House *Unit 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
1. 3 Denham Court, Westmeadows	\$672,500	08/05/2017
2. 9 Duncan Court, Westmeadows	\$770,000	08/05/2017
3. 22 Campbell Street, Westmeadows	\$770,000	16/06/2017