

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

Indicative selling price

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

range between &




Median sale price

Median price *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.

Comparable property	Address	Price	Date of sale
	313/770 Toorak Road, Glen Iris VIC 3146	\$373,000	18/12/2016
	12/39 Scott Grove, Glen Iris VIC 3146	\$395,000	09/03/2017
	303/36 Bonview Road, Malvern VIC 3144	\$396,000	01/05/2017