



masonwhite McDougall

# STATEMENT OF INFORMATION

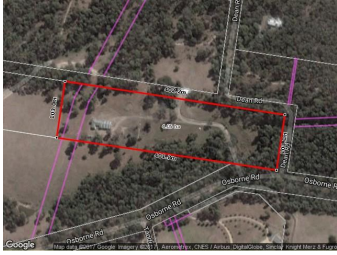
109 OSBORNE ROAD, CHRISTMAS HILLS, VIC 3775

PREPARED BY MASON WHITE MCDUGALL REAL ESTATE HURSTBRIDGE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



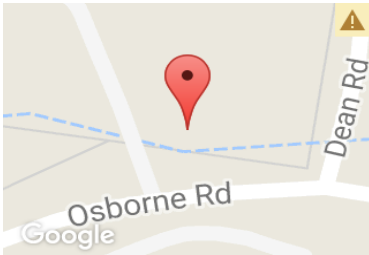
**109 OSBORNE ROAD, CHRISTMAS HILLS,**  5  2  -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$1,250,000 to \$1,250,000**

## MEDIAN SALE PRICE



### CHRISTMAS HILLS, VIC, 3775

Suburb Median Sale Price (House)

**\$960,000**

01 July 2016 to 30 June 2017

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.

## 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

109 OSBORNE ROAD, CHRISTMAS HILLS, VIC 3775

### Indicative selling price

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Price Range: \$1,250,000 to \$1,250,000

### Median sale price

Median price

\$960,000

House

Unit

Suburb

CHRISTMAS HILLS

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

### Comparable property sales

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.