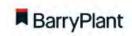
Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	rty offered for	sale							
Address Including suburb and postcode		175 Belfiel	175 Belfields Road, Cottles Bridge Vic 3099						
Indica	tive selling pri	ce							
For the	meaning of this	price see co	onsumer.vic.go	v.au/underquo	oting				
Range between \$1,990,000			& \$2,10		0,000				
Median sale price									
Medi	ian price \$1,545	,000 F	Property Type	House		Suburb	Cottles Bride	ge	
Perio	d - From 15/04/2	2023 to	14/04/2024	So	ource	REIV			
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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.									
Address of comparable property						Pı	ice	Date of sale	
1									
2									
3									
OR									
В*	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.								
	This Statement of Information was prepared on:								









Property Type: Land Land Size: 50993 sqm approx

Agent Comments

Indicative Selling Price \$1,990,000 - \$2,100,000 Median House Price 15/04/2023 - 14/04/2024: \$1,545,000

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.

Account - Barry Plant | P: (03) 9431 1243



