

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 (*Delete single price or range as applicable)

Single price \$ or range between &

Median sale price

Median price Property type Suburb
Period - From to Source

Comparable property sales

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
1 10/501 Orrong Road, Armadale 3143	\$840,000	18/08/2023
2 1/221 Dandenong Road, Windsor 3181	\$815,000	23/09/2023
32/48A Balaclava Road, St Kilda East 3183	\$801,500	19/08/2023

This Statement of Information was prepared on: