

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 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 Property type Suburb

Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	12/133 Charman Road Beaumaris Vic 3193	\$1,250,000	2023-07-14
2	2/81 Latrobe Street Cheltenham Vic 3192	\$1,111,000	2023-08-05
3	121 Devon Street Cheltenham Vic 3192	\$1,167,000	2023-10-14

This Statement of Information was prepared on:

