

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

1/150 Cunninghams Road, Klerbee South, Victoria 3030

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price 2,700,000/- or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price \$810,000 Property type House Suburb Werribee South
Period-from 01 Jan 2021 to 31 Dec 2021 Source Corelogic

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 6 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
65 Rifle Range Road Werribee South VIC 3030	\$2,400,000	23-Aug-21

OR

B* 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 6 months.

This Statement of Information was prepared on: 17 January 2022