

## Statement of Information

Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agent's Act 1980

Property Offered for Sale

Address:

Indicative Selling Price:

Single Price:  or range between  and

Median Sale Price

Median Price  House  Unit  Suburb

Period From  to  Source

Comparable Property Sales

These are the three properties sold within 2 kilometres of the property for sale in the last 6 months that the estate or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of Sale
1. 6 SHANKS WAY MERNDA	\$380,000	04/10/2018
2. 3 SHOUT STREET MERNDA	\$353,000	08/02/2018
3. OXFORD STREET MERNDA	\$350,000	28/08/2018