

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE: 4 BEECHWOOD COURT MERNDA 3754

Indicative selling price

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

Single price \$* 999,000 or range between \$* &

Median sale price

(*Delete house or unit as applicable)

Median price \$ 593,000 *House X *unit Suburb or locality MERNDA
Period - From 2/4/2018 to 11/4/2018 Source WWW.REALESTATE.COM.AU

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 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 9 HAWKSTOWE PDE SOUTH MORANG	\$ 920,000	18/11/2017
2 50 RIVERDALE BLVD MERNDA	\$ 840,000	28/10/2017
3 3 LEWINS RAIL AVENUE SOUTH MORANG	\$ 800,000	20/3/2018