

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bedroom, 2 Bath & 1 CarPark	\$*	Or range between	\$ 500,000	&	\$ 535,000
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$
	\$*	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price Suburb

Period - From To Source

Comparable property sales

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2 bedroom units	6/10 Ferncroft Avenue, Malvern East	\$650,000	21 Oct 2017
	3/794 Warrigal Road, Malvern East	\$535,000	01 Aug 2017
	11 / 12-16 Carrum Street, Malvern East	\$520,000	20 Jul 2017