

# 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 6 / 47 – 51 Sherwood Road – Eaglemont 3084

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$ 1,150,000 - \$ 1,250,000

## Median sale price

When this Statement of Information was prepared, publicly available information providing median sale price of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median price that met the requirements of Section 47AF ( 2 ) ( b ) of the Estate Agents Act.

## Comparable property sales.

The estate agent reasonably believes that fewer than three ( 3 ) comparable properties were sold within two ( 2 ) Kilometres of the property for sale in the last six ( 6 ) months.

This Statement of Information was prepared on: 30<sup>th</sup> September 2019