Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	35 Monomeith St Tooradin 3980

Indicative selling price

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

Single price	$*	or range between	$1,300,000	&	$1.350,000

Median sale price

(*Delete house or unit as applicable)

Median price	$635,000	*House	X	*Unit		Suburb	Tooradin
Period - From	Oct 17	to	Sept18			Source	RP Data

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 six months.