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: 1 Monica Court, Pearcedale 3912

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: $740,000 & $795,000

Median sale price

(*Delete house or unit as applicable)

Median price: $825,000 *House: X *Unit: Suburb: Pearcedale

Period - From: 1-2-17 To: 12-2-18 Source: CoreLogic

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.