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	443A BALLARTO ROAD, SKYE VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$465,000	&	$485,000

Median sale price

Median price	N/A*	Land	X	Suburb	SKYE
Period - From	JUNE 2017	to	MAY 2018	Source	CORELOGIC

*Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales (*Delete A or B below as applicable)

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.

OBrien Real Estate