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	1/3 Paul Avenue, Wantirna South VIC 3152

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	$630,000	&	$693,000

Median sale price

(*Delete house or unit as applicable)

Median price	$525,000	*House		*Unit	yes	Suburb	Wantirna South
Period - From	01/07/2017	to	30/06/2018			Source	CoreLogic

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.

Property data source: CoreLogic. Generated on 6th July 2018