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	231 Derby Street, Pascoe Vale

Indicative selling price

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

$1,100,000	&	$1,200,000

Median sale price

Median price	$895,000	*House	X	Suburb	Pascoe Vale
Period - From	JUNE 2016	to	JUNE 2017	Source	Realestate.com.au

Comparable property sales

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.