MANDY LEE 家誠地產

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property Offer For Sale

Address: 83a &83b Mill Point Road, Toorloo Arm VIC 3909

Indicative selling price

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

Single price $ | or range between $1,100,000 | & $1,200,000

Median sale price

Median price N/A | House X | unit | Suburb Toorloo Arm

Period - From | to | Source Corelogic

Comparable property sales

~~A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

~~Address of comparable property~~	~~Price~~	~~Date of sale~~
~~1~~	$	
~~2~~	$	
~~3~~	$	

~~OR~~

B **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

CONSUMER AFFAIRS VICTORIA