STATEMENT OF INFORMATION

Prepared on 25 Mar 2019



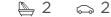
M 0490815563 E derek.hermann@upside.com.au Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

41 Dresden Drive Waterways VIC 3195

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Indicative Selling Price

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

Range between \$650,000 & \$715,000

Median Sale Price

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

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



4 Jubilee Boulevard Waterways VICSold Price 3195

\$661,200 Sold Date 06-Oct-18

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₾ 2

0.03km Distance



2/65 Marriott Drive Keysborough Sold Price VIC 3173

\$730,000 Sold Date 14-May-18

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₽ 2

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Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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₾ 2

Section 47AF of the Estate Agents Act 1980



17/170 Chapel Road Keysborough Sold Price

⇔ 2

\$617,000 Sold Date **10-Jun-18**

Distance

1.79km

RS = Recent sale **UN** = Undisclosed Sale

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