

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode	<b>35 Bowers Road, Moranding, Vic 3764</b>
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### 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	<b>\$1,500,000</b>	&	<b>\$1,650,000</b>
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### Median sale price

(\*Delete house or unit as applicable)

Median Price		Property type	<b>House</b>	Suburb	<b>Moranding</b>
Period-from	<b>01 Nov 2025</b>	to	<b>01 Jan 2025</b>	Source	<b>Corelogic</b>

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

**A\*** These are the three properties sold within two 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.

Address of comparable property	Price	Date of sale

OR

**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 6 months.

This Statement of Information was prepared on: 27 March 2024