Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	18 Cormorant Close, Blind Bight

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price	$489,000	or range between	$	&	$

Median sale price

(*Delete house or unit as applicable)

Median price	$472,000	*House	X	*unit		Suburb or locality	BLIND BIGHT
Period - From	01/07/2016	to	30/06/2017			Source	PRICEFINDER

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 51 Fishermans Drive, Blind Bight, Vic 3980	$450,000	07/12/2016
2. 4 Falcon Close, Blind Bight, Vic 3980	$550,000	28/12/2016
3. 6 Albatross Close, Blind Bight, Vic 3980	$480,000	18/12/2016

~~**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*.~~

~~(*Delete as applicable~~)

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