

## 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*

#### Indicative selling price

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

Single price \$170,000

or range between \$\*

&

\$

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$180,000

\*House X

\*unit

Suburb  
or locality MERBEIN

Period - From APRIL 2016

to MARCH 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- 25 RIVER AVENUE, MERBEIN VIC 3505	\$175,000	20.09.2016
2- 144 COMMERCIAL STREET, MERBEIN VIC 3505	\$190,000	28.02.2017
3- 16 BOX STREET, MERBEIN VIC 3505	\$170,000	06.07.2016

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)