

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: 601/255 RACECOURSE ROAD, KENSINGTON VIC 3031

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$*395,000.00

or range between \$*-----

&

\$-----

Median sale price

(*Delete house or unit as applicable)

Median price \$461,375

*House -----

*Unit X

Suburb KENSINGTON

Period - From 01 JAN 2016 to 31 DEC 2016

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. 17/16 MAWBEY STREET, KENSINGTON VIC 3031	\$392,000.00	16 / 06 / 2017
2. 310/71 HENRY STREET, KENSINGTON VIC 3031	\$395,000.00	06 / 06 / 2017
3. 503/255 RACECOURSE ROAD, VIC 3031	\$385,000.00	29 / 05 / 2017

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)