

# 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 11 Paterson Drive, Lynbrook Vic 3975

### Indicative selling price

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

Single price \$860,000 or range between \$ & \$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$600,000 \*House 1 \*unit Suburb or locality LYNBROOK  
Period - From 01/04/2017 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 |
|--------------------------------|-------|--------------|
| <del>1.</del>                  | \$    |              |
| <del>2.</del>                  | \$    |              |
| <del>3.</del>                  | \$    |              |

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)