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## 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 \$420,000.00 or range between \$\* & \$

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$247,500 (3BR) \*House ☒ \*unit ☐ Suburb or locality Avoca

Period - From Last Updated to Apr 30th 2019 Source Realestate.com.au

#### 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 ~~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                              | \$    |              |
| 2                              | \$    |              |
| 3                              | \$    |              |

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)