

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~~ \$_____ or range between \$395,000 & \$430,000

Median sale price

(*Delete house or unit as applicable)

Median price \$350,000 *House ☒ *unit ☐ Suburb or locality Coronet Bay

Period - From 01/10/2017 to 30/09/2018 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 ~~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)