

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 \$* 330,000 or range between \$* _____ & \$ _____

Median sale price

(*Delete house or unit as applicable)

Median price \$ 475,000 *House ☒ *unit ☐ Suburb or locality ROMSEY

Period - From 1-9-17 to 30-9-17 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 UNIT 10/128 BARRY ST ROMSEY	\$355,200	26-7-17
2 UNIT 5/128 BARRY ST, ROMSEY.	\$342,500	12-7-17
3 UNIT 15/97B BARRY ST ROMSEY	\$320,000	5-7-17

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)