

## 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 \$700,000 & \$770,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$776,000 \*House ☒ \*unit ☐ Suburb or locality Croydon

Period - From 01/01/2018 to 30/06/2018 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)