

## 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](http://consumer.vic.gov.au/underquoting)Between  & **Median sale price**

Median price  \*House  \*unit  Suburb or locality

Period - From  to  Source

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property  | Price     | Date of sale |
|---------------------------------|-----------|--------------|
| 4/6 Southey St ELWOOD 3182      | \$620,000 | 26/10/2017   |
| 4/10 Austin Av ELWOOD 3184      | \$551,500 | 10/09/2017   |
| 8/88 Brighton Rd RIPPONLEA 3185 | \$585,000 | 09/09/2017   |