

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 \$* x or range between \$*1,100,000 & \$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median price 1,193,000 *House *unit x Suburb or locality Balaclava
Period - From 01.01.2017 to 31.03.2017 Source REIV

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 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
1 188 Glen Eira Road, Elsternwick	\$1,305,000	05.03.2017
2 38 Marlborough Street, Balaclava	\$1,270,000	23.03.2017
3 13 Linton Street, Balaclava	\$1,100,000	19.03.2017

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)