

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 \$220,000 & \$240,000

Median sale price

(*Delete house or unit as applicable)

Median price \$450,000 *House ☐ *Unit ☒ Suburb or locality LAVERTON
Period - From 1 JAN 2019 to 31 MAR 2019 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. 4/149 ALMA AVENUE, LAVERTON	\$245,000	22 APRIL 2019
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)