# Statement of Information Internet advertising for single residential property located within or outside the Melbourne metropolitan area

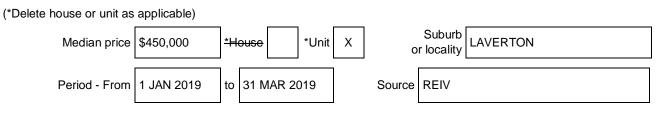
### Sections 47AF of the Estate Agents Act 1980

## 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	
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#### Median sale price



#### 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	<del>\$245,000</del>	22 APRIL 2019
<u>2.</u>	\$	
<del>3.</del>	\$	

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)

