

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 \$310,000 & 341,000

Median sale price

(*Delete house or unit as applicable)

Median price \$275 *House ☐ *unit ☐ Suburb or locality Coronet Bay

Period - From 01/01/2016 to 21/05/2017 Source Price finder

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 43 Gellibrand street Coronet Bay	\$360,000	25/02/2017
2 346 Agar road Coronet Bay	\$290,000	03/06/2016
3 11 Semaphore Street Coronet Bay	\$335,000	02/04/2016

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)