

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 &

Median sale price

(*Delete house or unit as applicable)

Median price *House *unit ☒ Suburb or locality
Period - From to Source

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. 10/117 WELLINGTON STREET, FLEMINGTON 3031 | \$425,000 | 22 MARCH 2019 |
| 2. 3/119 WELLINGTON STREET, FLEMINGTON 3031 | \$407,500 | 9 JANUARY 2019 |
| 3. 8/96 FLEMINGTON ROAD, PARKVILLE 3052 | \$397,000 | 2 JANUARY 2019 |

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)