

## 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](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

<input type="text"/>	range between	<input type="text" value="\$550,000"/>	&	<input type="text" value="\$600,000"/>
----------------------	---------------	--	---	--

#### Median sale price

(\*Delete house or unit as applicable)

Median price	<input type="text" value="\$190,000"/>	*House	<input checked="" type="checkbox"/>	*unit	<input type="text"/>	Suburb or locality	<input type="text" value="MERBEIN"/>
Period - From	<input type="text" value="01.01.2017"/>	to	<input type="text" value="31.12.2017"/>	Source	<input type="text" value="PRICEFINDER"/>		

#### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1- 379 FIFTH STREET, MERBEIN VIC 3505	\$530,000	24.02.2017
2- 229 MAIN AVENUE, MERBEIN VIC 3505	\$500,000	23.01.2017
3- 61 SEVENTH STREET, MERBEIN SOUTH VIC 3505	\$460,000	06.02.2017