

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 \$475,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$593,000 *House ☒ *unit ☐ Suburb or locality Doreen

Period - From 01/01/2018 to 18/04/2018 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 1 Solitude Lane, Doreen	\$498,500	06/04/2018
2 5 Windermere Parade, Doreen	\$490,000	12/02/2018
3 9 Peterborough Drive, Doreen	\$500,000	23/01/2018

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)