

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 \$* 465,000 or range between \$* _____ & \$ _____

Median sale price

(*Delete house or unit as applicable)

Median price \$ 475,000 *House ☒ *unit ☐ Suburb or locality Romsey

Period - From 1/1/17 to 25/7/17 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 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 <u>10 Old Farmway, Romsey</u>	\$ <u>447,000</u>	<u>27/6/17</u>
2 <u>16 Redwood Crt, Romsey</u>	\$ <u>540,000</u>	<u>15/6/17</u>
3 <u>49 Metcalfe Drive, Romsey</u>	\$ <u>420,000</u>	<u>8/6/17</u>

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)