

# 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)

|               |                                        |   |                                        |
|---------------|----------------------------------------|---|----------------------------------------|
| Range between | <input type="text" value="\$630,000"/> | & | <input type="text" value="\$670,000"/> |
|---------------|----------------------------------------|---|----------------------------------------|

### Median sale price

(\*Delete house or unit as applicable)

|               |                                        |        |                                          |                    |                                           |
|---------------|----------------------------------------|--------|------------------------------------------|--------------------|-------------------------------------------|
| Median price  | <input type="text" value="\$573,750"/> | *House | <input checked="" type="checkbox"/>      | Suburb or locality | <input type="text" value="Mount Evelyn"/> |
| Period - From | <input type="text" value="May 2017"/>  | to     | <input type="text" value="August 2017"/> | Source             | <input type="text" value="RE Data"/>      |

### 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) 13-15 Commercial Road, Mount Evelyn | \$660,000 | 31/03/2017   |
| 2) 24 Nicholson Crescent, Mount Evelyn | \$665,000 | 16/03/2017   |
| 3) 3 Macgregor Court, Mount Evelyn     | \$670,000 | 19/07/2017   |