# 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

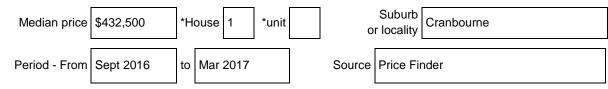
## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)



#### Median sale price

(\*Delete house or unit as applicable)



#### 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 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. 21 Rouse Street, Cranbourne	\$435,000	18/02/2017
2. 24 Damian Court, Cranbourne	\$423,000	11/02/2017
3. 2 Taddor Drive, Cranbourne	\$430,000	24/01/2017

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)

