

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 \$~~ _____ or range between \$150,000 & \$160,000

Median sale price

(*Delete house or unit as applicable)

Median price \$150,000 *House ☐ *unit ☐ Suburb or locality Coronet Bay

Period - From 01/01/16 to 03/05/17 Source Pricefinder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres* of the property for sale in the last 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
1 366 Agar road Coronet Bay	\$192,000	07/11/16
2 21 ensign Court Coronet Bay	\$137,000	14/11/16
3 14 Mooring Place Corinella	\$150,000	27/11/16

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)