

## 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)

Single price \$\*849,950 or range between \$\* & \$

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$776,500 \*House ☒ \*unit ☐ Suburb or locality Croydon

Period - From 01/01/2018 to 30/09/2018 Source Pricefinder

#### 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	\$	
2	\$	
3	\$	

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)