# GARYPEER

# 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

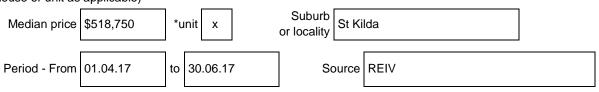
# Indicative selling price

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

Single price \$389,000

## 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 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
521/161-163 Fitzroy Street St Kilda	\$400,000	06.03.17
3/224 Barkly Street St Kilda	\$390,000	11.05.17
116/173 Barkly Street St Kilda	\$355,362	01.08.17

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)