

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 \$920,000 & \$960,000

Median sale price

(*Delete house or unit as applicable)

Median price \$1,000,000 *House ☒ *unit ☐ Suburb or locality SEDDON
Period - From 1 OCT 2018 to 31 DEC 2018 Source REIV

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. 45 ALEXANDER STREET, SEDDON 3011	\$965,000	10 OCT 2018
2. 44 O'FARRELL STREET, YARRAVILLE 3013	\$935,000	12 FEB 2019
3. 2 MONTAGUE STREET, YARRAVILLE 3013	\$985,000	2 OCT 2018

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)