

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

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 &

Median sale price

(*Delete house or unit as applicable)

Median price *House *Unit Suburb
Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 207/8 Grosvenor Street Abbotsford	\$445,000	19 th June 2017
2 205/8 Grosvenor Street Abbotsford	\$420,000	28 th June 2017
3 1/8 Grosvenor Street Abbotsford	\$431,000	2 nd July 2017