

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 \$* 1,400,000 & \$ 1,500,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 560,000 *House ☒ *unit ☐ Suburb or locality COBAW

Period - From 1/1/16 to 5/10/17 Source PRICE FINDER

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 <u>773 Three Chain Rd, Newham</u>	<u>\$ 1,500,000</u>	<u>30/3/17</u>
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)