

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 \$*460 000 & \$500 000

Median sale price

(*Delete house or unit as applicable)

Median price \$585 000 *House *unit x Suburb or locality East St.. Kilda

Period - From 1/4/2017 to 30/6/2017 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	25/327 Orrong Road, E.St. Kilda	\$ 550 000	2 April 2017
2	2/323 Orrong Road, E.St.Kilda	\$ 536 000	30 July 2017
3	26/327 Orrong Road. E.St.Kilda	\$ 521 000	29 April 2017

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)