

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 \$450,000 & \$460,000

Median sale price

(*Delete house or unit as applicable)

Median price \$392,500 *House ☒ *unit ☐ Suburb or locality Corinella

Period - From 01/06/2016 to 30/07/2017 Source Pricefinder

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 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 27 Moorings Place Corinella Vic 3984	\$425,000	13/05/2017
2 18 Champ Elysees ESP, Coronet Bay Vic 3984	\$455,000	12/02/2017
3 4 Albon Street Corinella Vic 3984	\$415,000	23/06/2016

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)