

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 \$* 1,300,000 & \$ 1,430,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 1,720,000 *House ☒ *unit ☐ Suburb or locality Malvern East

Period - From 01/07/16 to 30/06/17 Source Price Finder Domain

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 37 Jingella Ave, Ashwood	\$ 1,300,380	15/05/17
2 2 Drummond Street, Chadstone	\$ 1,403,000	10/06/17
3 10 Myora Court, Chadstone	\$ 1,354,000	01/04/17

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)