

## 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](http://consumer.vic.gov.au/underquoting)

(\*Delete single price or range as applicable)

Single price \$135,000 or range between \$\* & \$

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$91,000 \*House ☒ \*unit ☐ Suburb or locality Dalyston

Period - From 01/10/2016 to 30/09/2017 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 29 Alexander Road South Dudley Vic 3995 | \$132,000 | 08/06/2017   |
| 2 276 White Road North Wonthaggi Vic 3995 | \$130,000 | 25/11/2016   |
| 3 11 Alexander Road South Dudley Vic 3995 | 129,000   | 08/06/2017   |

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)