

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*

3/2-4 Piper Crescent, Eltham VIC 3095

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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$809,000

*House

x

*unit

Suburb
or locality

Eltham

Period - From

01/01/2018

to

31/03/2018

Source

propertydata.com.au

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	\$	
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)