# 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

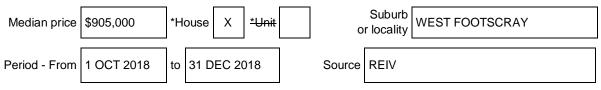
## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

-Single price	or range between	\$1,100,000	&	\$1,200,000	
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#### Median sale price

(\*Delete house or unit as applicable)



## 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/<del>18 months</del>\* 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. 54 RUPERT STREET, WEST FOOTSCRAY 3012	\$1,162,000	17 NOV 2018
2. 50 RUPERT STREET, WEST FOOTSCRAY 3012	\$1,150,000	1 SEPT 2018
3. 7 RUPERT STREET, WEST FOOTSCRAY 3012	\$1,119,000	8 DEC 2018

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)

