

# 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~~  or range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House ☒ \*Unit ☐ Suburb or locality   
 Period - From  to  Source

### 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. 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)