# 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

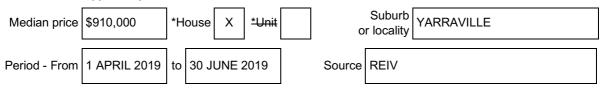
### Indicative selling price

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

-Single price \$* or range between \$775,000 & \$825,	)
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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/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. 59 NEWCASTLE STREET, YARRAVILLE	\$817,000	15 JULY 2019
2. 11 GRAY STREET, YARRAVILLE	\$800,000	6 MAY 2019
3. 19 ANGLISS STREET, YARRAVILLE	\$815,000	11 MAY 2019

OR

B\* Either ⊤

ther 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)

