

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property Offer For Sale

Address:

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$ 645,000 &

Median sale price

Median price \$ 483,500 House unit X Suburb
 Period - From to Source

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7/26 Ashted Road Box Hill	\$ 636,000	05/05/2108
15/23-33 Cambridge Street Box Hill	\$ 680,000	14/07/2018
17/23-33 Cambridge Street Box Hill	\$ 690,000	08/09/2018

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*.