

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 \$175,000 _____ & \$190,000 _____

Median sale price

(*Delete house or unit as applicable)

Median price \$160,000 *House ☐ *unit ☐ Suburb or locality Coronet Bay _____

Period - From 12/2018 _____ to 11/10/2018 _____ Source Pricefinder _____

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within _____ five kilometres* _____ of the property for sale in the last _____ last 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 8 Cutty Sark road Coronet Bay Victoria 3984	\$190,000	30/07/2018
2 374 Agar road Coronet Bay Victoria 3984	\$200,000	02/07/2018
3 27 Gaudi Bvd Corinella Victoria 3984	\$185,000	29/06/2018

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)