

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

Property address: 5 Leghorn Way, Marshall VIC 3216

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 \$429,000 & \$459,000

Median sale price:

(*Delete house or unit as applicable)

Median Price \$422,000 House Suburb or locality Marshall

Period - From 01/01/2017 to 01/01/2018 Source Pricefinder

Comparable property sales:

A These are the three properties sold within five kilometres of the property for sale in the last 18 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 SALES |
|--------------------------------|-----------|---------------|
| 33 Oriondo Way, Marshall | \$430,000 | 1/12/2017 |
| 8 Speranza Court, Marshall | \$445,000 | 22/11/2017 |
| 16 Oriondo Way, Marshall | \$459,000 | 17/10/2017 |

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