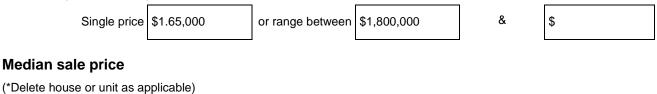
## GARYPEER

### 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)



# Median price \$1,862,000 \*House x \*unit Suburb or locality Ripponlea Period - From 01/01/2017 to 31/03/2017 Source REIV

#### 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 30 Oak Grove Ripponlea VIC 3185	\$2,017,000	02/04/17
2 7 The Avenue Balaclava VIC 3183	\$2,000,000	07/05/17
3 233 Hotham Street Ripponlea VIC 3185	\$2,000,000	26/03/17

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)