

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 \$* 185,000 or range between \$* _____ & \$ _____

Median sale price

(*Delete house or unit as applicable)

Median price \$ 196,000 *House ☐ *unit ☐ Suburb or locality Land - Lancefield

Period - From 1/5/16 to 5/6/17 Source Price Finder

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 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 Lot 3/5 Regan Drive, Romsey	\$ 185,000	19/4/17
2 36 Connors Street, Lancefield	\$ 275,000	14/11/16
3 6A White Ave, Romsey	\$ 180,000	15/10/16

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)