

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 \$380,000 & \$418,000

Median sale price

(*Delete house or unit as applicable)

Median price \$167,000 *House ☐ *unit ☐ Suburb or locality Corinella

Period - From 01/04/2017 to 31/03/2017 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 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 42 Mooring Place Corinella victoria 3984	\$340,000	23/07/16
2 5 French Island close Corinella victoria 3984	\$280,000	27/12/16
3	\$	

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)