

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: 307/2A MONTROSE PLACE, HAWTHORN EAST VIC 3123

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 \$*515,000.00 & \$530,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$582,500.00 *House ----- *Unit X Suburb HAWTHORN EAST

Period - From 01 JAN 2017 to 12 OCT 2017 Source PRICEFINDER

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. 503/377 BURWOOD ROAD, HAWTHORN EAST VIC 3123	\$505,000.00	12 / 05 / 2017
2. B317/12 ALBERT STREET, HAWTHORN EAST VIC 3123	\$508,000.00	28 / 06 / 2017
3. 409/32 LILYDALE GROVE, HAWTHORN EAST VIC 3123	\$515,000.00	18 / 08 / 2017

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)