

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 offered for sale

Address
 Including suburb and
 postcode

39 SPRING ROAD, JUNCTION VILLAGE VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Single price \$489,950 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$505,000 *House Suburb or locality JUNCTION VILLAGE

Period - From 01/04/2018 to 31/03/2019 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- | \$ | |
| 2- | \$ | |
| 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)