

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 &

Median sale price

(*Delete house or unit as applicable)

Median price House ☒ Suburb or locality
Period - From to Source

Comparable property sales

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.

Address of comparable property	Price	Date of sale
3 Daybreak Avenue, Armstrong Creek	\$535,000	21/02/17
11 Caitlin Chase, Armstrong Creek	\$538,250	10/11/16
19 Beard Street, Armstrong Creek	\$599,000	05/05/17