

**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 \$\* 615,000 or range between \$\* \_\_\_\_\_ & \$ \_\_\_\_\_**Median sale price**

(\*Delete house or unit as applicable)

Median price \$ 507,000 \*House ☒ \*unit ☐ Suburb or locality LancefieldPeriod - From Jan 16 to 7-6-17 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 <u>46 Burke + Wills Tracts, Lancefield</u>	<u>\$ 710,000</u>	<u>17-11-16</u>
2 <u>4 Dawie Crst, Romsey</u>	<u>\$ 600,000</u>	<u>7-4-16</u>
3 <u>105 Barry St, Romsey</u>	<u>\$ 540,000</u>	<u>30-1-16</u>

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)