

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)

Range between	\$580,000	&	\$620,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$666,250	*House	X	Suburb or locality	Montrose
Period - From	July 2017	to	October 2017	Source	RP Data

Comparable property sales (*Delete A or B below as applicable)

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*.