

## 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](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

or range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*unit   
Suburb or locality   
Period - From  to  Source

### Comparable property sales

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- 603 WALNUT AVENUE, MILUDRA VIC 3500	\$420,000	09.12.2016
2- 1548 WALNUT AVENUE, MILDURA VIC 3500	\$380,000	25.05.2017
3- 1553 WALNUT AVENUE, MILDURA VIC 3500	\$467,000	06.04.2017