

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 \$240,000 & \$264,000

Median sale price

(*Delete house or unit as applicable)

Median price \$265,000 *House *unit Suburb or locality Dalyston

Period - From 01/01/2017 to 31/12/2017 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 ~~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)