

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 \$610,000 & \$671,000

Median sale price

(*Delete house or unit as applicable)

Median price \$557,500 *House *unit Suburb or locality Roxburgh Park

Period - From OCT 2017 to NOV 2017 Source www.realestate.com.au

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 72 Lakeside Drive, Roxburgh Park	\$600,000	25/10/2017
2 16 Pickersgill Crescent, Roxburgh Park	\$675,000	14/10/2017
3 33 Edgecombe Way, Roxburgh Park	\$688,500	09/10/2017

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)