

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*

**Property offered for sale**

5 Simmonds Street, Mount Beauty

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House  Suburb   
 Period - From  to  Source

**Comparable property**

Address of comparable property	Price	Date of sale
1 43 Mountain Avenue, Mount Beauty	\$183,000	October 2016
2 2 Valley Avenue, Mount Beauty	\$142,000	January 2017
3 103 Lakeside Avenue, Mount Beauty	\$172,000	February 2017