

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

Single Price

\$849,000

Median sale price

Median price

\$900,000

House

Suburb or locality

Avondale Heights

Period - From

01/04/2017

to

30/06/2017

Source

REIV propertydata.com.au / RP Data / Core Logic

Comparable property sales

These are the three properties sold within *two kilometres of the property for sale in the last *6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 6 Sovereign Way, Avondale Heights	\$900,000	11/05/2017
2. 24 Thompson Street, Avondale Heights	\$835,000	25/05/2017
3. 34 South Gateway, Avondale Heights	\$860,000	29/04/2017

Property data source: REIV propertydata.com.au/RPData/Core Logic Generated on 22 July 2017.