

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 \$\*  & \$

**Median sale price**

(\*Delete house or unit as applicable)

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

**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 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- 3 BEAUFORD HEIGHTS, MILDURA VIC 3500	\$417,000	21.09.2016
2- 603 WALNUT AVENUE, MILDURA VIC 3500	\$420,000	09.12.2016
3- 1 TOURIGA COURT, MILDURA VIC 3500	\$430,000	06.10.2016

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)