

# 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 \$400,000 or range between \$* & \$  Median sale price (*Delete house or unit as applicable)  Median price \$263,000 *House X *unit Suburb or locality MILDURA  Period - From APRIL 2016 to MARCH 2017 Source PRICEFINDER |                                      |         | 36                 | 5C110115 4 <i>1 F</i> | AF OI THE Estate | Agenis Aci 1900 |
|--|--------------------------------------|---------|--------------------|-----------------------|------------------|-----------------|
| (*Delete single price or range as applicable)  Single price \$400,000 or range between \$*   | Indicative selling price             |         |                    |                       |                  |                 |
| Median sale price  (*Delete house or unit as applicable)  Median price \$263,000 *House X *unit Suburb or locality MILDURA   | •                                    |         | c.gov.au/underquot | ting                  |                  |                 |
| (*Delete house or unit as applicable)  Median price \$263,000 *House X *unit Suburb or locality MILDURA  | Single price \$400,00                | 0       | or range between   | \$*                   | &                | \$              |
| Median price \$263,000 *House X *unit Suburb or locality MILDURA   | Median sale price                    |         |                    |                       |                  |                 |
| or locality MILDURA  | (*Delete house or unit as applicable | )       |                    |                       |                  |                 |
| Period - From APRIL 2016 to MARCH 2017 Source PRICEFINDER  | Median price \$263,000               | *Но     | use X *unit        |                       | IMILIORA         |                 |
| Period - From APRIL 2016 to MARCH 2017 Source PRICEFINDER  |                                      |         |                    | Γ                     |                  |                 |
|  | Period - From APRIL 20               | 16 to N | MARCH 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 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)

W www.roccisano.com.au