

**STATEMENT OF INFORMATION**

**Single residential property located in the Melbourne Metropolitan area.**

Section 47AF of the Estate Agents Act 1980

Property offered for sale

**Indicative selling price**

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

Single price  or range between  and

**Median Sale Price**

Median Price  House  Unit  Suburb

Period - from  to  Source

**Comparable sales**

- A. These are three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	date of sale
<input type="text" value="1803/7 Riverside Quay, Southbank 3006"/>	<input type="text" value="\$520,000"/>	<input type="text" value="27/12/2017"/>
<input type="text" value="113/38 Kavanagh Street, Southbank 3006"/>	<input type="text" value="\$495,000"/>	<input type="text" value="19/07/2017"/>
<input type="text" value="2603/7 Riverside Quay, Southbank 3006"/>	<input type="text" value="\$575,000"/>	<input type="text" value="27/11/2017"/>

**OR**

- B. 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.