

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)

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

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- 33 GINQUAM AVENUE, NICHOLS POINT VIC 3501 | \$488,000 | 03.07.2017 |
| 2- 3 CARRA COURT, NICHOLS POINT VIC 3501 | \$595,000 | 29.08.2017 |
| 3- 143 KOORLONG AVENUE, NICHOLS POINT VIC 3501 | \$610,000 | 24.09.2016 |