

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 \$*485,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$240,000 *House *unit Suburb or locality Lancefield

Period - From 01/1/2017 to 14/08/2017 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 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 Lot 4 Baynton Rd, Baynton	\$300,000	11/08/17
2 238 Grahams Rd, Lancefield	\$450,000	31/03/17
3 235 Sheehans Rd, Romsey	\$500,000	29/03/17

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)