



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

Single price

Median sale price

Median price Land Unit Suburb or locality
Period - From to Source

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. Lot 6 Racecourse Road, Cape Clear 3351	\$86,000	06/02/2017
2. Lot 7 Cape Clear Rokewood Road, Cape Clear 3351	\$62,500	23/02/2017
3. Lot 21B Racecourse Road, Springdallah 3351	\$102,500	11/04/2017

OR

B. 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.