

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*

Property offered for sale

Address Including suburb and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price 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 (*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. 2/38 Codrington Street, Cranbourne Vic 3977 | \$310,000 | 03/01/2017 |
| 2. 2/18 Russell Street, Cranbourne Vic 3977 | \$310,500 | 22/12/2016 |
| 3. 2/15 Lyall Street, Cranbourne Vic 3977 | \$335,000 | 13/11/2017 |

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)~~