

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Indicative selling price

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

Single price \$* 265,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$ 130,000 *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	47 Robertson Street, Casterton	\$ 190,000	6/12/2016
2	14 Mt Gambier Road, Casterton	\$ 205,000	20/12/2016
3	56 Jackson Street, Casterton	\$ 187,500	19/08/2016

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)