



**Hayden**  
Family Real Estate Since 1928

## STATEMENT OF INFORMATION

PREPARED ON 1 AUG 2018

### 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

#### Median sale price

Median price

House

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. 3/105 Larter Street, Golden Point 3350	\$310,000	17/05/2018
2. 1/1 Conrad Court, Golden Point 3350	\$310,000	03/01/2018
3. 4/13 Tinworth Avenue, Mount Clear 3350	\$313,000	30/05/2018

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.