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

18 Rio Grande Drive, Roxburgh Park, VIC 3064

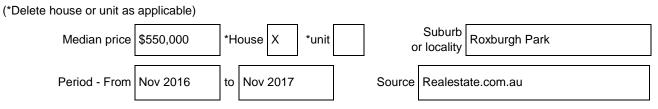
Indicative selling price

postcode

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

Single price	\$650,000	or range between	\$ &	\$
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Median sale price



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. 5 Amalfi Court, Roxburgh Park	\$ 600,000	10/ 10/17
2. 33 Edgecombe Way, Roxburgh Park	\$ 688,500	09/10/17
3. 17 Darlington Court, Roxburgh Park	\$ 650,000	11/ 09/ 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)

