

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*

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 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
44 Whitecliff Way, Armstrong Creek	\$365,000	09/05/2017
22 Whitfords Drive, Armstrong Creek	\$375,000	29/09/2016
3 Teags Way, Armstrong Creek	\$386,500	01/12/2016