

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 \$*340,000 _____ & \$360,000 _____

Median sale price

(*Delete house or unit as applicable)

Median price \$285,000 *House *unit Suburb or locality dallas

Period - From january 2017 to july 2017 Source <http://www.yourinvestmentpropertymag.com>

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 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 3/40 Pyalong Crescent, Dallas	\$280,000	18/02/2017
2 1/21 Geach Street, Dallas	\$350,000	04/03/2017
3 2/7 Pyalong Crescent, Dallas	\$335,000	09/05/2017

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)