

# 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](http://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)

2 Beds units Median price  \*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. 3/174 Barkly Street St Kilda VIC 3182	\$ 640,000	23 <sup>rd</sup> Sept 2017
2. 3/11 Herbert Street St Kilda VIC 3182	\$ 660,000	14 <sup>th</sup> Oct 2017
3. 2/17 Herbert Street St Kilda VIC 3182	\$ 580,000	25 <sup>th</sup> Nov 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)