

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)

range between  &

**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 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.

Address of comparable property	Price	Date of sale
1. 327 HAWTHORN ROAD VERMONT SOUTH	\$ 1,450,000	MAY 2017
2. 827 Highbury Road VERMONT SOUTH	\$ 1,430,000	MAY 2017
3. 8 ADRIAN AVENUE VERMONT SOUTH	\$ 1,350,000	MARCH 2017