

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 postcode "BOTANIC GARDENS RET. VLGE: 112/41 CRAIG ROAD, JUNCTION VILLAGE VIC 3977"

Indicative selling price

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

Single price \$260,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$290,000 *House *unit Suburb or locality JUNCTION VILLAGE
 Period - From 01/10/2016 to 30/09/2017 Source PRICEFINDER

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-	\$	
2-	\$	
3-	\$	

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)