

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

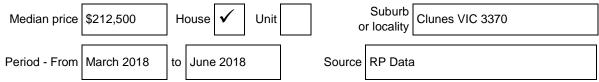
Sections 47AF of the Estate Agents Act 1980

Indicative selling price

Single price \$325,000

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price



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
1. 15 Beckwith Street, Clunes 3370	\$190,000	19/12/2017
2. 75 Service Street, Clunes 3370	\$382,000	11/12/2017
3. 15 Bath Street, Clunes 3370	\$300,000	01/11/2017

OR

B. 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.