

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/underquotingBetween & **Median sale price**

Median price *House *unit

Suburb or locality

Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
16 Bailey Av ARMADALE 3143	\$4,060,000	26/08/2017
92 Balaclava Rd CAULFIELD NORTH 3161	\$3,700,000	08/10/2017
50 Armadale St ARMADALE 3143	\$3,670,000	21/10/2017