

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

(*Delete single price or range as applicable)

Single price or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price *House *unit Suburb or locality

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

These are the three properties sold within two kilometres/five 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
14 Ludbrook Av CAULFIELD SOUTH 3162	\$2,105,000	05/03/2017
48 Stewart St ORMOND 3204	\$1,975,000	27/03/2017
5 Talofa Av BRIGHTON EAST 3187	\$1,950,000	09/05/2017