

## Statement of Information

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

### Property offered for sale

Address   
 Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*delete single price or range as applicable)

Single price \$ -  or range between \$  & \$

### Median sale price

(\*Select house or unit as applicable)

Median price \$  \*House  \*Unit  Suburb or locality   
 Period - from  to  Source

### Comparable property sales

(\*Select A or B as applicable)

- A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last 6 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 <input type="text" value="12/7 Summerlea Grove, Hawthorn"/>	\$ <input type="text" value="645,000"/>	<input type="text" value="09/12/2017"/>
2 <input type="text" value="28/9 Lisson Grove, Hawthorn"/>	\$ <input type="text" value="630,000"/>	<input type="text" value="27/10/2017"/>
3 <input type="text" value="2/25 Glen Street, Hawthorn"/>	\$ <input type="text" value="675,000"/>	<input type="text" value="21/07/2017"/>

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.\*

**Biggin & Scott Richmond**  
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