

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 (*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 404a/609 Victoria Street Abbotsford	\$ 555,000	10/02/2018
2 202/88 Trenerry Crescent Abbotsford	\$ 570,000	27/12/2017
3 621/20 Shamrock Street Abbotsford	\$ 580,000	05/12/2017

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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