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## STATEMENT OF INFORMATION

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

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Sections 47AF of the *Estate Agents Act 1980*

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

### Median sale price

Median price  House  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 6 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. 59A Nolan Street, Niddrie	\$1,150,000	15/8/17
2. 45 Muriel Street, Niddrie	\$1,230,000	12/8/17
3. 57A Coghlan Street, Niddrie	\$1,200,000	26/6/17

Property data source: [REIV propertydata.com.au/RPData/Core Logic](http://REIV.propertydata.com.au/RPData/CoreLogic) Generated on 26 September 2017.