

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

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)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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. 5/18-20 Hull Road, Croydon 3136	\$650,000	29 th April 2017
2. 1/38 Pascoe Avenue, Croydon 3136	\$630,000	22 nd May 2017
3. 7/662-670 Mt Dandenong Road, Kilsyth 3137	\$601,000	10 th August 2017

OR

B* 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.