

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

or range between &

Median sale price

Median price *House Suburb
Period - From to Source

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

A* These are the three properties sold within two 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
1. 5 Alice Court, Officer VIC 3809	\$650,000	30/06/17
2. 38 Circuit, Pakenham VIC 3810	\$630,000	17/10/17
3. 24 Arbour Rise, Pakenham VIC 3810	\$602,500	05/07/17