

Statement of Information prepared on:
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. 50 Harvey Street, Anglesea Vic 3230	\$1,100,000	Oct 2016
2. 6A Minifie Avenue, Anglesea Vic 3230	\$1,315,000	May 2017
3. 1A Fourth Avenue, Anglesea Vic 3230	\$1,653,000	Jan 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.