

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY: 7/115 THE PARADE, ASCOT VALE VIC 3032

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 \$*530,000.00 & \$560,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$495,000.00 *House ----- *Unit X Suburb ASCOT VALE
 Period - From 01 JAN 2017 to 27 NOV 2017 Source PRICEFINDER

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

A* These are the three properties sold within two kilometres/~~five kilometres~~* of the property for sale in the last six 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. 1/165 KENT STREET, ASCOT VALE VIC 3032	\$560,000.00	14 / 10 / 2017
2. 5/74 HOLMES ROAD, MOONEE PONDS VIC 3039	\$561,000.00	23 / 09 / 2017
3. 11/14 ARDMILLAN ROAD, MOONEE PONDS VIC 3039	\$550,000.00	19 / 07 / 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*.~~

(*Delete as applicable)