

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 offered for sale

Address
 Including suburb and
 postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

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 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: 8 Yendon Rd CARNEGIE 3163	\$1,252,000	25/02/2017
2: 67 Woorack Rd CARNEGIE 3163	\$1,250,000	27/03/2017
3: 414 Waverley Rd MALVERN EAST 3145	\$1,220,000	29/04/2017