

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*

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 X 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 35/9 Greg Norman Drive Point Cook | \$ 300K | 30/11/17 |
| 2 33/9 Greg Norman Drive Point Cook | \$ 303K | 28/11/17 |
| 3 4/1 Greg Norman Drive Point Cook | \$ 440K | 10/10/17 |

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)