

# 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](http://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 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. 26 Valerian Terrace Baranduda	\$449,000	13 <sup>th</sup> April 2017
2. 6 Wickham Court Baranduda	\$449,000	23 <sup>rd</sup> June 2017
3. 11 Howards Road Baranduda	\$407,000	23 <sup>rd</sup> Nov 2016