

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 \$590,000 & \$640,000

Median sale price

(*Delete house or unit as applicable)

Median price \$685,000 *House *unit Suburb or locality Montrose
 Period - From Nov 2017 to Feb 2018 Source RP Data

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 – 115 CherylInne Crescent, Kilsyth	\$618,500	15/09/2017
2 – 29 Stephen Avenue, Montrose	\$600,000	25/08/2017
3 – 6 Hawthory Road, Kilsyth	\$635,000	06/09/2017

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)