

## **STATEMENT OF INFORMATION**

**Internet advertising for single residential property located within or outside the Melbourne Metropolitan area.**

### **Sections 47 AF 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)

Single price  or range between  &

#### **Median sale price**

Median price  House  Unit

Suburb Or locality

Period – From  to  Source

#### **Comparable property sales**

##### **A\***

These are three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

<b>Address of Comparable Properties</b>	<b>Price</b>	<b>Date of Sale</b>
1. U3/2 Maughan Rd, Kooweerup	\$ 295,000	26/07/17
2. U1/27 Henry St Kooweerup	\$ 380,000	06/09/17
3. U4/35B Moody St, Kooweerup	\$ 325,000	29/06/17

##### **B\***

~~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\*.~~

##### **C\***

~~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 house or unit as applicable)~~