

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

Median sale price

(*Delete house or unit as applicable)

Median price

*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 Unit 6/35 Albion Street, Sebastopol	\$130,300	05/10/2016
2 Unit 4/6 Alfred Street, Sebastopol	\$159,950	16/12/2016
3 Unit 3/4 Hopkins Court, Sebastopol	\$160,002	27/07/2016