

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*

For the meaning of this price see consumer.vic.gov.au/underquoting

(*Delete single price or range as applicable)

Single price \$198,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$Not Avail

*House

*unit

Suburb
or locality

Longwood – RP Data Not Avail

Period - From

to

Source

RP Data Not Available

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.	68 Maxfield St Longwood	\$210,000	31/3/2017
2.	76 Maxfield St Longwood	\$175,000	21/12/2016
3		\$	

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)