

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 \$*185000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$230,750

*House x

*unit

Suburb
or locality Violet Town VIC 3669

Period - From 3/7/2017

to 7/7/2017

Source Realestate.com.au

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 | \$ | |
| 2 | \$ | |
| 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)