

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 \$ 285,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 264,000

*House ☒

Suburb
or locality Eureka

Period - From 1/7/2016 to 30/6/2017

Source REIV

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 11 Eureka Gardens, Eureka	\$ 264,000	13/06/2017
2 7/719 Geelong Road, Canadian	\$ 276,000	18/04/2017
3 12 Specimen Vale, Ballarat East	\$ 310,000	23/03/2017