

# 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](http://consumer.vic.gov.au/underquoting)

Single price

### Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records, did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Median price  \*House  Suburb or locality   
 to  Source

### Comparable property sales

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price     | Date of sale |
|--------------------------------|-----------|--------------|
| 1 50 Kirkland Ave Euroa        | \$380,000 | 01/03/2019   |
| 2 41 Anderson Street Euroa     | \$400,000 | 17/12/2018   |
| 3 19 Anderson Street Euroa     | \$395,000 | 28/11/2019   |