

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
 (*Delete single price or range as applicable)

Single price or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price *House *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 76A The Esplanade, Surf Beach ,VIC, 3925	\$740,000	20/4/2017
2 30 The Esplanade, Sunderland Bay, VIC,3925	\$880,000	30/06/2017
3 12 Waikiki Cres, Smith Beach, VIC,3925	\$800,000	20/03/2017

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)