

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

### Median sale price

Median price  House  Unit  Suburb   
Period  Source

### Comparable property sales

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
28 THE ESP, COWES, VIC 3922	\$920,000	02/09/2017
39 PRINCETON AVE, CAPE WOOLAMAI, VIC 3925	\$775,000	14/03/2017
56 THE ESP, CAPE WOOLAMAI, VIC 3925	\$1,150,000	05/09/2016