

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*

PROPERTY OFFERED FOR SALE:

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 \$105,000 & \$115,000

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. 139/2 Gremel Road	\$ 115,000	02/12/2016
2. 157/2 Gremel Road	\$ 119,500	10/03/16
3. 114/2 Gremel Road	\$ 90,000	28/9/17

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)