

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 \$* or range between \$*270,000 & \$299,000

Median sale price

(*Delete house or unit as applicable)

Median price \$383,500 *House x *unit Suburb or locality Melton south

Period - From 20 November 2017 to 20 April 2018 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	23 Cornwell Street, Melton South	\$265,000	10 April 2018
2	Lot 403, Waterbird Circuit, Melton South	\$260,000	5 Dec 2017
3	8 Waterway Boulevard, Melton South	\$290,000	24 Nov 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)