

# 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

Lot 503, 7 Stettler Blvd, Mickleham VIC 3064

### Indicative selling price

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

Single price \$325,000 or range between \$ & \$

### Median sale price

(\*Delete house or unit as applicable)

Median price \$414,250 \*House  \*unit  Suburb or locality Mickleham  
 Period - From 1/1/2017 to 30/4/2017 Source RP Data Pty Ltd

### 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 14 Canning Drive, Mickleham VIC 3064	\$312,000	22/6/2017
2 63 Ellscott Blvd, Mickleham VIC 3064	\$312,000	14/7/2017
3 29 Carlingford Rd, Mickleham VIC 3064	\$305,000	29/7/2017

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)