



Statement of Information
Sections 47AF of the *Estate Agents Act 1980*

Prepared on -

Property offered for sale

Address
Including suburb and
postcode

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 x Suburb
Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1 220A/35 Mountjoy Parade, Lorne	\$75,000	23/6/2017
2 116B/35 Mountjoy Parade, Lorne	\$75,000	21/2/2107
3 186A/35 Mountjoy Parade, Lorne	\$110,000	8/10/2017

Comparable property sales (*Delete A or B below as applicable)

OR

B* 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.