



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

**Prepared on – 24<sup>th</sup> May 2019**

**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) (\*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 ☐ ☒ Land 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 Lot 11/22 Clissold Street Lorne Vic 3232	\$450,000	2/2/2019
2 Lot 10/22 Clissold Street, Lorne Vic 3232	\$450,000	1/4/2019
3 8 Allen Street, Lorne Vic 3232	\$550,000	7/8/2018

**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.