

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

4 Dee Road, Millgrove 3799

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 \$*420,000 & \$450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$365,000 *House *unit ----- Suburb or locality Millgrove 3799

Period - From Jul 2017 to Jun 2018 Source CoreLogic

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	\$	
2	\$	
3	\$	

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)

16.7.18