

# Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

## 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 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 19 ERSKINE STREET, FRANKSTON	\$ 233,333	19 <sup>TH</sup> OCT 17
2 3/33 FINLAY STREET, FRANKSTON	\$ 250,000	21 <sup>ST</sup> DEC 17
3 21 ERSKINE STREET, FRANKSTON	\$ 233,333	19 <sup>TH</sup> OCT 17

OR

~~**B\*** 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.~~

However the following Addresses were used to arrive at our Indicative Selling

Price but do not meet the criteria of a Comparable Property under Sec 47A

	Price	Date of sale
1	\$	
2	\$	
3	\$	

## Property offered for sale by

Agent Name and Contact Details

DATE Prepared: 26<sup>TH</sup> MARCH 2018