

STATEMENT OF INFORMATION

Single residential property located outside 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

Between &

Median sale price

Median price *House *Unit Suburb or locality

Period - From to Source

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
6-107 SETTLEMENT ROAD, BELMONT	\$265,000	1/11/2018
3-68 OBERON DRIVE ,BELMONT	\$290,000	4/3/2019
2-68 OBERON DRIVE, BELMONT	\$275,000	22/9/18