

# 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

11/3 Ayres Road, Healesville 3777

### Sections 47AF of the *Estate Agents Act 1980*

#### 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 \$\*470,000 & \$500,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$480,000

\*House -----

\*unit X

Suburb or locality Healesville 3777

Period - From Oct 2017

to Sep 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)

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