



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

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

Single price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price

Land

Unit

Suburb or locality

Period - From

to

Source

Comparable property sales

A. 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
1. 17 Snake Valley Smythesdale Road, Smythesdale	\$240,000	26/4/2018
2. 19 Vermont Road, Smythesdale	\$262,000	7/9/2017
3. 275 Haddon School Road, Haddon	\$218,000	2/11/2017

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.