

# Statement of Information

## Internet advertising for single residential property located within or 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](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  Suburb or locality   
Period - From  to  Source

### 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. 11 FERGUS LANE, CRNABOURNE WEST VIC 3977	\$620,000	25/10/2019
2. 7 POLSON WAY, CRANBOURNE WEST VIC 39677	\$592,500	15/11/2019
3. 27 STANFORD ST, CRANBOURNE WEST VIC 3977	\$550,000	16/12/2019

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)~~