

# 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*

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*Land  Suburb or locality

Period - From  to  Source

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 31 Neds Creek Drive, Nicholson Vic 3882	\$135,000	26-Jul-17
2. 19 Neds Creek Drive, Nicholson Vic 3882	\$127,000	12-Dec-16
3. 30 Neds Creek Drive, Nicholson Vic 3882	\$125,000	08-Dec-16