

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
 (*Delete single price or range as applicable)

~~Single price~~ \$* or range between \$500,000 & \$550,000

Median sale price

(*Delete house or unit as applicable)

Median price \$469,0000 *House *unit X Suburb or locality KINGSVILLE

Period - From 1 APRIL 2019 to 30 JUNE 2019 Source REIV

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. 4/32 BISHOP STREET, KINGSVILLE 3012	\$497,000	6 JULY 2019
2. 2/9 LEWIS STREET, KINGSVILLE 3012	\$530,000	23 MARCH 2019
3. 2/296-298 SOMERVILLE ROAD, KINGSVILLE 3012	\$540,000	8 MAY 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)