

**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 or locality and postcode

**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 \$  & \$

**Median sale price**

(\*Delete house or unit as applicable)

\*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. 35 Sunburst Ave Golden Beach	\$40000	15/5/17
2. 83 Fairway Ave Golden Beach	\$38000	9/5/17
3. 81 Fairway Ave Golden Beach	\$44000	28/4/17