

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)

Single price \$\* 432,300 or range between \$\* & \$

**Median sale price**

Median price \$ 600,000 \*House  \*unit X Suburb or locality Moorabbin  
 Period - From 23/07/17 to 23/07/17 Source Realestate.com.au

These are the three properties sold within two kilometres- 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 |
|--|------------|--------------|
| 207/ 5 Sandbelt Close, Heatherton        | \$ 455,500 | 21/ 08/ 2017 |
| 104/ 5 Sandbelt Close, Heatherton        | \$ 308,000 | 12/ 02/ 2018 |
| 404/ 37 Station Road, Cheltenham (Quest) | \$ 465,000 | 10/ 02/ 2017 |