

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

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)

Median price *House *Unit Suburb

Period - From to Source

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
520/8 Railway Road, Cheltenham	\$410,000	16/11/2018
507/1228 Nepean Highway, Cheltenham	\$386,000	14/08/2018
224/8 Railway Road, Cheltenham	\$365,000	07/09/2018