Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	9 Colley Street, Pearcedale VIC 3912

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

[ ] range between $690,000 & $710,000

Median sale price

(*Delete house or unit as applicable)

Median price $597,500 *House X *Unit [ ] Suburb Pearcedale

Period - From 01/05/2017 to 01/05/2018 Source Core Logic

Comparable property sales (*Delete A or B below as applicable)

B* 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.