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 and postcode: S1110/570 Lygon St. Carlton VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: $ 255, 000 or range between: _____ & _____

Median sale price

Median price: $345,000 *House: _____ *unit: x Suburb or locality: Carlton

Period - From: Q1 2018 to: Q4 2018 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.

Address of comparable property	Price	Date of sale
1. 901/570 Swanston Street, Carlton	$280,000	04/10/2018
2.		
3.		

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*.