

## STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

			Sections	47AF (	of the <i>Esta</i>	nte Agents Act 19
erty offered fo	r sale					
Address luding suburb and postcode	8 Graydon Court, Rosebud					
ative selling p	rice					
e meaning of this p	rice see consumer.vi	c.gov.au/underquot	ing (*Delete s	ingle pri	ce or range a	as applicable)
Single price	\$450,000	or range between	\$*		&	\$*
an sale nrice		-				
-	applicable)					
		*House X *L	Jnit	Subu	rb Rosebud	
Period - From	Feb 2017 to F	Feb 2017 Source Core Logic				
				-		
Address of comparable property				Pı	ice	Date of sale
114 Foam Street, Rosebud				\$4	145,000	Feb 2017
162 Rosebud Parade, Rosebud				\$4	150,000	Mar 2017
48 Besgrove Street, Rosebud				\$4	141,000	Feb 2017
•		•			n three comp	arable properties wer
rty data source: wv	vw.rpdata.com. Gene	rated on 1 <sup>st</sup> June 20	017.			
	Address uding suburb and postcode  ative selling postcode  ative selling postcode  an sale price  an sale price  the house or unit as Median price  Period - From  parable properore  These are the the estate agent or estate	ative selling price meaning of this price see consumer.vi Single price the house or unit as applicable) Median price the house or unit as applicable) Median price These are the three properties sold we state agent or agent's representative test of comparable property to am Street, Rosebud signove Street, Rosebud The estate agent or agent's representative test of the property The estate agent or agent's representative test of the property The estate agent or agent's representative test of the property The estate agent or agent's representative test of the property The estate agent or agent's representative test of the property The estate agent or agent's representative test of the property The estate agent or agent's representative test of the property tes	Address uding suburb and postcode  ative selling price a meaning of this price see consumer.vic.gov.au/underquot or range between  Single price \$450,000 or range between  an sale price the house or unit as applicable)  Median price \$475,000 *House X *U  Period - From Feb 2017 to Feb 2017  Darable property sales (*Delete A or B below as applicate agent or agent's representative considers to be made agent or agent's representative sets at a gent or agent's representative sets agent or agent's representative sets agent or agent's representative reasonably be sold within two kilometres of the property for sale in the light of the property for the property for the property for sale in the light of the property for the property	Address auding suburb and postcode active selling price ameaning of this price see consumer.vic.gov.au/underquoting (*Delete see meaning of this price see consumer.vic.gov.au/underquoting (*Delete see see consumer.vic.gov.au/underquoting (*Delete see see consumer.vic.gov.au/underquoting (*Delete see see consumer.vic.gov.au/underquoting (*Delete see see see consumer.vic.gov.au/underquoting (*Delete see see see see see see see see see	Address auding suburb and postcode  ative selling price  a meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price)  an sale price  the house or unit as applicable)  Median price \$475,000 *House X *Unit Suburbarable prior sales are the three properties sold within two kilometres of the property for sales agent or agent's representative considers to be most comparable to the sessor of comparable property  The estate agent or agent's representative reasonably believes that fewer that sold within two kilometres of the last six months.	Address auding suburb and postcode  ative selling price  meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range at Single price \$450,000 or range between \$* & an sale price  meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range at Single price \$450,000 or range between \$* & an sale price  meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range at Single price or unit as applicable)  Median price \$475,000 *House X *Unit Suburb Rosebud  Period - From Feb 2017 to Feb 2017 Source Core Logic  parable property sales (*Delete A or B below as applicable)  These are the three properties sold within two kilometres of the property for sale in the last estate agent or agent's representative considers to be most comparable to the property for sets of comparable property  parable property  Price  parable property  parable property  Price  parable property  parable property  price  parable property price or range at Suburb Property for sale in the last six months.

Version 1.0. Template created: 30 April 2017.