Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

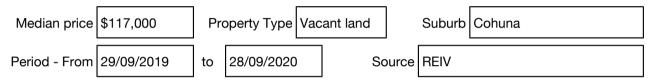
Lot 4 Settlers Key, Cohuna Vic 3568

Indicative selling price

For t	he meaning of	this price see	consumer.v	ic.gov.au/u	nderquotin	g
	_					

Single price \$100,000

Median sale price



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

A* These are the three properties sold within 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.

Add	lress of comparable property	Price	Date of sale
1	15 Stanley Ct COHUNA 3568	\$120,000	24/07/2020
2	Settlers Key COHUNA 3568	\$115,000	13/07/2020
3	Settlers Key COHUNA 3568	\$115,000	14/05/2019

OR

B* 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.

This Statement of Information was prepared on:

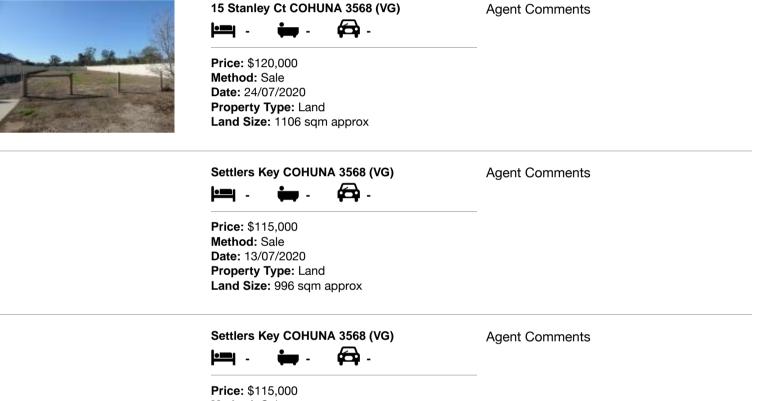
29/09/2020 14:21





Property Type: Agent Comments Indicative Selling Price \$100,000 Median Land Price 29/09/2019 - 28/09/2020: \$117,000

Comparable Properties



Price: \$115,000 Method: Sale Date: 14/05/2019 Property Type: Land

Account - Golden Rivers Real Estate Pty Ltd | P: 03 54532999

