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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

1 Bowland Close Congupna VIC 3633

 4  2  6

Indicative Selling Price

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

Range between \$495,000 & \$535,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 5 kilometres of the property for sale in the last 18 months.



**133 Grahamvale Road Grahamvale
VIC 3631**

 4  2  2

Sold Price

\$530,000

Sold Date

22-May-17

Distance

4.69km



**14 Mason Court Shepparton East
VIC 3631**

 4  2  2

Sold Price

\$525,000

Sold Date

16-Jan-19

Distance

9.65km

RS = Recent sale

UN = Undisclosed Sale

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