## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ale						
16 ST PHILLACK CRESCENT RAWSON VIC 3825						
	c.gov.a	u/underquotin	g (*C	Delete single price	e or range a	as applicable)
		or range between		\$225,000	&	\$245,000
Median sale price (*Delete house or unit as applicable)						
\$364,500	Property type		House	Suburb	Rawson	
01 Feb 2022	to 31 Jan 2023		Source	Corelogic		
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.  Address of comparable property Price Date of sale						
	pplicable)  \$364,500  01 Feb 2022  sales (*Delete Ae properties sold with ant's representative	pplicable)  \$364,500 Proposales (*Delete A or Be properties sold within five ant's representative considerations)	to e see consumer.vic.gov.au/underquoting or range between pplicable)  \$364,500 Property type  01 Feb 2022 to 31 Jan 202  sales (*Delete A or B below as aperproperties sold within five kilometres of the int's representative considers to be most.	oce see consumer.vic.gov.au/underquoting (*E or range between pplicable)  \$364,500 Property type  01 Feb 2022 to 31 Jan 2023  sales (*Delete A or B below as application or range between post comparison of the properties sold within five kilometres of the properties representative considers to be most comparison.	16 ST PHILLACK CRESCENT RAWSON VIC 3825  ce see consumer.vic.gov.au/underquoting (*Delete single price or range between \$225,000  pplicable)  \$364,500 Property type House  01 Feb 2022 to 31 Jan 2023 Source  sales (*Delete A or B below as applicable)  properties sold within five kilometres of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the property to the price of the property for sale in the price of the price of the property for sale in the price of the pr	16 ST PHILLACK CRESCENT RAWSON VIC 3825  ce see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$225,000 &  pplicable)  \$364,500 Property type House Suburb  01 Feb 2022 to 31 Jan 2023 Source  sales (*Delete A or B below as applicable)  properties sold within five kilometres of the property for sale in the last 1 ant's representative considers to be most comparable to the property for s

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: 17 February 2023



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