

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

72 Fadersons Lane, Mandurang Vic 3551

Indicative selling price

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

Range \$590,000-\$625,000

Median sale price

Median Price \$615,000 | House | Mandurang

Period – From 30th January 2017 to 30th January 2018 Source – RPdata

Comparable property sales

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
53 Fadersons Lane, Mandurang Vic 3551	\$660,000	16/02/2017
359 Tannery Lane, Strathfieldsaye Vic 3551	\$565,000	17/10/2017
39 James Cook Drive, Strathfieldsaye Vic 3551	\$590,000	6/04/2017