

## 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

1409 Maroondah Highway, Narbethong Vic 3778

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$980,000

#### Median sale price\*

Median price

House

Unit

Suburb or locality

Narbethong

Period - From

to

Source

#### 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 eighteen 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
1		
2		
3		

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 eighteen months.~~

\* 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.

1409 Maroondah Highway, Narbethong Vic 3778

Jenny Pullen  
5963 3491  
0408 100 590  
jenny@professionalsmarysville.com.au



**Rooms:**  
**Property Type:** Mixed  
Farming/Grazing (without structural improvements)  
**Land Size:** 772950 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$980,000  
**No median price available**

## Comparable Properties

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 eighteen months.