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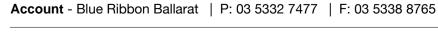
Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

			Section 47	Al Oi lile Estate A	Agenta Act 1900
Property offered for sale					
Address Including suburb or locality andpostcode	151 High Street, Learmonth Vic 3352				
Indicative selling price	Эе				
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$419,000		&	\$429,000		
Median sale price*					
Median price	He	ouse	Unit	Suburb or locality	_earmonth
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					
				es that fewer than th sale in the last eigh	
* When this Statement o	f Informatior	n was prepared,	publicly available	information providir	ng 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.

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> Indicative Selling Price \$419,000 - \$429,000 No median price available





Rooms:

Property Type: House (Rur) **Land Size:** 864 sqm approx

Agent Comments

Comparable Properties



340 High St LEARMONTH 3352 (VG)

4 -

Price: \$350,000 Method: Sale Date: 20/07/2017

Rooms: -

Property Type: House (Res) **Land Size:** 2765 sqm approx

Agent Comments

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.



