



# WESTECH REAL ESTATE

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

63 Lower Roy Street Jeparit Vic 3423

#### Indicative selling price

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

Price Range \$415,000 - \$445,000

#### Median sale price

Median price \$150,000

\*House



\*unit

Suburb  
or locality Jeparit

Period - From 01/09/2023

to 31/08/2024

Source realestate.com.au

#### Comparable property sales

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.

##### Address of comparable property

##### Price

##### Date of sale

Address of comparable property	Price	Date of sale
1.	\$	
2.	\$	
3.		

This Statement of Information was prepared on: 05/09/2024