

# 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 and postcode 900 Fairbank Road, Arawata, VIC 3951

### Indicative selling price

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

Price Range \$1,350,000 & \$1,450,000

### Median sale price

Median price \$827,000 Property Type House Suburb Arawata (3951)

Period - From 01/01/2024 to 31/12/2024 Source pricefinder

**Important advice about the median sale price:** The median sale price is provided to comply with section 47AF (2) (b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 2 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

### Comparable property sales

A These are two 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
700 RUBY ARAWATA ROAD, RUBY VIC 3953	\$1,150,000	21/12/2024
68 WHITWORTHS ROAD, KORUMBURRA SOUTH VIC 3950	\$1,375,000	30/09/2024

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 18 months.

This Statement of Information was prepared on: 16/01/2025