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

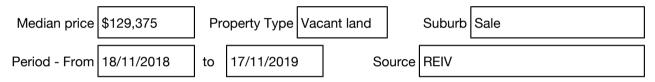
Lot 89 "Cobains Estate" (Stage 2), Sale Vic 3850

Indicative selling price

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Single price \$159,000

Median sale price



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 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
1	Lot/lot 87 Page Ct SALE 3850	\$161,500	09/07/2018
2	6 Burraginnin CI SALE 3850	\$145,000	10/01/2019
3	18 Relph Av SALE 3850	\$142,500	26/08/2019

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 18 months.

This Statement of Information was prepared on:

18/11/2019 16:31

