

# 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

261-269 Scotchmans Road, Bellarine VIC 3223
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ 

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 or range between 

\$3,290,000
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 & 

\$3,650,000
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### Median sale price

Median price 

\$838,000
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 Property type 

House
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 Suburb 

Bellarine
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Period - From 

Oct 2021
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 to 

Dec 2021
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 Source 

REIV
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### 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	\$	
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 18 months.

This Statement of Information was prepared on: 

22/03/2022
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