

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

17 Victor Road, Clematis Vic 3782

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$720,000

&

\$775,000

Median sale price*

Median price

House

Unit

Suburb or locality

Clematis

Period - From

to

Source

Comparable property sales (*Delete A or B below as applicable)

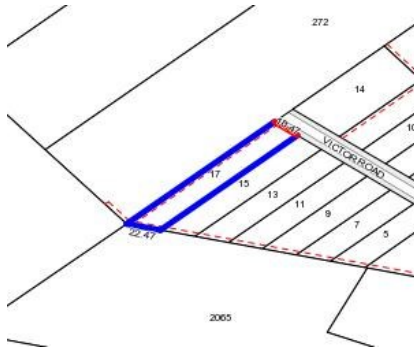
A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13 Holman Rd EMERALD 3782	\$775,000	11/09/2017
2	24 Selby Aura Rd MENZIES CREEK 3159	\$755,000	02/07/2017
3	244 Belgrave Gembrook Rd MENZIES CREEK 3159	\$720,000	22/12/2017

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 eighteen months.

* When this Statement of Information was prepared, publicly available information providing 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.



Rooms:
Property Type: Land
Land Size: 2263 sqm approx
Agent Comments

Indicative Selling Price
 \$720,000 - \$775,000
No median price available

Comparable Properties



13 Holman Rd EMERALD 3782 (REI/VG)

Agent Comments



Price: \$775,000
Method: Private Sale
Date: 11/09/2017
Rooms: 8
Property Type: House
Land Size: 2638 sqm approx



24 Selby Aura Rd MENZIES CREEK 3159 (REI/VG)

Agent Comments



Price: \$755,000
Method: Private Sale
Date: 02/07/2017
Rooms: -
Property Type: House
Land Size: 2490 sqm approx



244 Belgrave Gembrook Rd MENZIES CREEK 3159 (REI)

Agent Comments



Price: \$720,000
Method: Private Sale
Date: 22/12/2017
Rooms: 7
Property Type: House
Land Size: 2023 sqm approx