

Ben Ridley

P 03 50212200

M 0407 830 970

E [bridley@collieandtierney.com.au](mailto:bridley@collieandtierney.com.au)

## HOUSE Offered for Sale

52 McEdward Street Birdwoodton VIC 3505

 5  2  -

## Indicative Selling Price

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

Range between \$285,000 &amp; \$313,500

## Median Sale Price

**Important advice about the median sale price:** 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*.

## Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 5 kilometres of the property for sale in the last 18 months.

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