

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 andpostcode

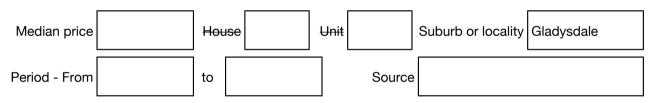
20 Baroona Road, Gladysdale Vic 3797

## Indicative selling price

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

Range between	\$850,000	&	\$935,000
---------------	-----------	---	-----------

### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

**B**<sup>\*</sup> 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.

Account - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807

Generated: 09/05/2019 10:01

