
STATEMENT OF INFORMATION**Single residential property located outside the Melbourne metropolitan area.**

Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**Address
Including suburb and
postcode

45 Racecourse Road, Pyalong 3521

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$250,000

Median sale price

Median price

\$230,000

Land

☒Suburb or
locality

Pyalong Vic 3521

Period - From

January 2018

to

December 2018

Source

**Comparable property sales**

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. 22 Romano Drive, Pyalong Vic 3521	\$285,000	01/10/2018
2. 18 Romano Drive, Pyalong Vic 3521	\$280,000	15/01/2019
3. 4 Ryan Court, Pyalong Vic 3521	\$230,000	30/07/2018

Property data source: www.pricefinder.com.au Generated on 22nd July 2019.