

Rob Drinkwater 9717 8801 0458 502 052 rdrinkwater@barryplant.com.au

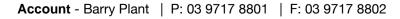
## Statement of Information

## 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		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$1,250,000 & \$1,300,000		
Median sale price*		
Median price House Unit Subu	rb or locality	Eden Park
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		
2		
3		
OR		
<b>B*</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

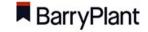


(2)(b) of the Estate Agents Act 1980.





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> **Indicative Selling Price** \$1,250,000 - \$1,300,000 No median price available





Rooms:

Property Type: House

Land Size: 32367.87 sqm approx

**Agent Comments** 

## Comparable Properties

475 Sixth Av WHITTLESEA 3757 (VG)

Price: \$1,300,000 Method: Sale Date: 12/10/2017

Rooms: -

Property Type: Sheep and Cattle Land Size: 411944 sqm approx

450 Fifth Av EDEN PARK 3757 (VG)

Price: \$1,280,000 Method: Sale Date: 24/06/2018 Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 32400 sqm approx

Agent Comments

**Agent Comments** 

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.

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