

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

99 Courts Road, Clarendon 3352

Indicative selling price

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

Single price \$* or range between \$730,000 & \$750,000

Median sale price

Median price \$

Property type

Suburb

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 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
85 Kookaburra Road, Lal Lal 3352	\$710,000	01/11/2018
219 Clarendon-Lal Lal Road, Lal Lal 3352	\$690,000	22/11/2019
19 Phylands Lane, Lal Lal 3352	\$705,000	28/01/2020

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 18 months.

This Statement of Information was prepared on: 17/04/2020