



Joel Anderson

P (03) 56 822 100

M 0438 822 614

E joel@paragreen.com.au

STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

FARM Offered for Sale

235 Duncans Road Fish Creek VIC 3959

3 1 3

Indicative Selling Price

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

Single Price \$850,000

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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