

## Statement of Information

### Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

#### Property offered for

Address  
Including suburb and **25 SANDS AVENUE, JEPARIT, VIC**

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: **\$48,000 to \$52,000**

#### Median sale price

Median price **\$77,000**

House

**X**

Unit

Suburb **JEPARIT**

Period **01 July 2017 to 30 June 2018**

Source

 pricefinder

#### 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              | Price    | Date of sale |
|------------------------------------|----------|--------------|
| 20 ROY ST, JEPARIT, VIC 3423       | \$59,000 | 26/05/2017   |
| 73 LOWER ROY ST, JEPARIT, VIC 3423 | \$54,500 | 09/03/2018   |
| 56 CHARLES ST, JEPARIT, VIC 3423   | \$48,000 | 28/08/2017   |