

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

26 Mitchell Street, Axedale Vic 3551

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### Indicative selling price

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

Range \$320,000-\$340,000

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### Median sale price

Median Price \$366,082 | House | Axedale

Period – From 18<sup>th</sup> October to 18<sup>th</sup> January 2018 | Source – RPdata

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### 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 Raglan Place East, Axedale Vic 3551	\$225,000	06/06/2017
6 William Street, Axedale Vic 3551	\$375,000	10/03/2017
29 Mitchell Street, Axedale Vic 3551	\$160,000	02/12/2016