# 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 and postcode

4 Ayrey Street Willaura VIC 3379

#### Indicative selling price

Period-from

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

| Single Price                                       |           | or range<br>between | 31/20100 | &      | \$137,000 |
|--|-----------|---------------------|----------|--------|-----------|
| Median sale price<br>(*Delete house or unit as app | blicable) |                     |          |        |           |
| Median Price                                       | \$115,000 | Property type       | House    | Suburb | Willaura  |
| -  |           |                     |          |        |           |

31 Aug 2020

#### Comparable property sales (\*Delete A or B below as applicable)

01 Sep 2019

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.

to

| Address of comparable property    | Price     | Date of sale |
|-----------------------------------|-----------|--------------|
| 110 Main Street Willaura VIC 3379 | \$135,000 | 09-Sep-20    |
|                                   |           |              |
|                                   |           |              |
|                                   |           |              |

#### 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: 23 September 2020

Source

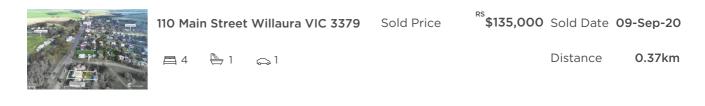


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#### RS = Recent sale UN = Undisclosed Sale

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