## 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<br>Including suburb or<br>locality and postcode   | 38 Marlay Point Road, Clydebank Vic 3851  |                     |                 |
| Indicative selling price  |   |                     |                 |
| For the meaning of this price see consumer.vic.gov.au/underquoting  |   |                     |                 |
| Single price \$850,   | 000   |                     |                 |
| Median sale price*  |   |                     |                 |
| Median price  | Property Type Subu  | Clydebank           |                 |
| 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-<br>eighteen months that the estate agent or agent's representative considers to be most comparable<br>to the property for sale. |   |                     |                 |
| Address of comparable property  |   | Price               | Date of sale    |
| 1   |   |                     |                 |
| 2   |   |                     |                 |
| 3   |   |                     |                 |
| OR  |   |                     |                 |
| <b>B*</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 eighteen months.                         |   |                     |                 |
| This Statement of Information was prepared on:  |   | 01/11/2024 09:41    |                 |
| prices of residential prop  | f Information was prepared, publicly available informontly in the suburb or locality in which the property or did not provide a median sale price that met the rests Act 1980 | offered for sale is | s situated, and |

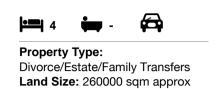




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Indicative Selling Price
\$850.000

No median price available





Agent Comments

"This advice does not form part of this Statement of Information \* 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), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

## Comparable Properties

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 eighteen months.

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