# Statement of Information Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb or locality and postcode

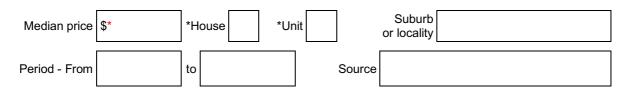
83 Byerly Street, Elmhurst 3469

## Indicative selling price

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

| Single price \$ | or range between | \$260,000 | & | \$280,000 |  |
|-----------------|------------------|-----------|---|-----------|--|
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### Median sale price



#### **Comparable property sales**

**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.

\* Due to the nature of the property the agent reasonably believes that fewer than 3 comparable properties have been listed/sold within a five-kilometre radius in the last 18 months.

\* 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. "

