



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**210 William Road,  
LITTLE RIVER 3211**

### Indicative selling price

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

**Range \$1,100,000 - \$1,200,000**

### Median sale price

Median **House** for **LIT T LE RIVER** for period **Apr 2018 - Mar 2019**

Sourced from **PRICE FINDER**.

**\$670,000**

### 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 the most comparable to the property for sale.

**25 MALCOLM ROAD,  
LITTLE RIVER 3211**

**Price \$1,200,000** Sold 05  
May 2018

The agent believes there is only one sale set on 10 acres of land which has taken place in the last 18 months within a 5 kilometre radius which is comparable to the property for sale.

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PRICE FINDER.

House

 **3 beds**

 **1 baths**

### Burns Archer Realty

1/1-11 Station Lake Road,  
Lara VIC 3212

### Contact agents



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**Burns Archer**  
Realty