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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 1, 558 McEdward Street, Birdwoodton, VIC 3505

### Indicative selling price

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

range between

\$250,000

&

\$270,000

### Median sale price

Median house price

\$450,000

Suburb or  
locality

Birdwoodton, VIC, 3505

Period - From

01 April 2016

to

31 March 2017

Source

Property Data Solutions Pty Ltd 2017  
[www.pricefinder.com.au](http://www.pricefinder.com.au)

### Comparable property sales

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.

Property data source: Property Data Solutions Pty Ltd 2017 [www.pricefinder.com.au](http://www.pricefinder.com.au). Generated on 14 June 2017.