

#### 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 or locality andpostcode

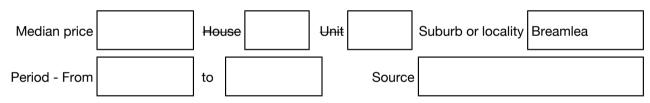
24 Blyth Street, Breamlea Vic 3227
a

#### Indicative selling price

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

Single price \$800,000

#### Median sale price\*



#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

#### OR

**B**<sup>\*</sup> 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.

\* 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), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Account - hockingstuart | P: 03 5261 8888 | F: 03 5261 8899

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## hockingstuart

**Indicative Selling Price** 

No median price available

\$800,000





Rooms: Property Type: House (Res) Land Size: 900 (approx.) sqm approx

Agent Comments

27/02/2018 - Set in the tightly held township of Breamlea and nestled in the sand dunes, is this four bedroom house set on a very generous 900m2 (approx.) allotment.

### **Comparable Properties**

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