

# 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 and postcode

Lot 79 "Cobains Estate" (Stage 2), Sale Vic 3850

### Indicative selling price

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

Single price \$177,000

### Median sale price

Median price \$129,375

Property Type Vacant land

Suburb Sale

Period - From 18/11/2018

to 17/11/2019

Source REIV

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

| Address of comparable property | Price     | Date of sale |
|--------------------------------|-----------|--------------|
| 1 Lot/lot 74 Page Ct SALE 3850 | \$175,000 | 10/01/2019   |
| 2 Lot/lot 89 Page Ct SALE 3850 | \$162,500 | 04/10/2018   |
| 3 Lot/lot 87 Page Ct SALE 3850 | \$161,500 | 09/07/2018   |

OR

~~**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 18 months.~~

This Statement of Information was prepared on:

18/11/2019 16:08