

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

326 Tippetts Road, Dereel Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$145,000 & \$157,000

* Median sale price

Median price

\$

Property type

Suburb

Period - From

to

Source

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.

Address of comparable property	Price	Date of sale
Lot 23 Ferrers Road, Dereel Vic 3352	\$140,000	23/11/2020
770 Paynes Bridge Road, Dereel Vic 3352	\$162,000	17/04/2020
Lot 3 Mellingtons Road, Dereel Vic 3352	\$140,000	10/07/2020

This Statement of Information was prepared on: 04/05/2021

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