

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

27 Palmer Road, Simson 3465

### Indicative selling price

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

Single price \$245,000

or range between \$\*

&

\$

### Median sale price

Median price

\$\*

\*House

\*Unit

Suburb  
or locality

Period - From

to

Source

### Comparable property sales

**A\*** \* Due to the nature of the property the agent reasonably believes that fewer than 3 comparable properties have been listed/sold within a five-kilometre radius in the last 18 months.

*\*Important advice about the Median sale price: 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), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "*