

## 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)

5 Bluestone Rise, Axedale VIC 3551

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

Asking price: \$300,000

### Median sale price

Property Type: Land

Suburb: Axedale

Period – From: April 2020

to: March 2021

Median Price: \$

Source: Corelogic

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

### Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometers of the property for sale in the last 18 months

This statement of Information was prepared on: 20/05/2021