

## 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 707 Koroit n- Port Fairy Road  
Koroit  
Including suburb or Vic 3282  
locality and postcode

#### Indicative selling price

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

Single price \$\*335,000 or range between &

#### Median sale price

(\*Delete or tick if house or unit as applicable)

Median price \$330,000 \*House ☒ \*unit ☐ Suburb or locality Koroit

Period - From Feb 2018 to Feb 2019 Source

#### 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
1 703 Koroit - Port Fairy Rd	\$366,000	12/4/2018
2 42 Clarke st Koroit	\$312,500	29/01/2018
3 13 Wright St	\$300,000	13/11/2018

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.