## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
76-78 STATION STREET POREPUNKAH VIC 3740						
Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)						
\$1,950,000		<del>or range</del> <del>between</del>			&	
Median sale price (*Delete house or unit as applicable)						
\$805,000	Property type I		House	Suburb	Porepunkah	
01 Jan 2024	to 31 Dec 2024		Source	Corelogic		
properties sold with	nin five	kilometres o	f the p	property for sale parable to the pr	operty for s	
	76-78 STATION e see consumer.vic \$1,950,000  pplicable) \$805,000  01 Jan 2024  sales (*Delete A properties sold with	e see consumer.vic.gov.al \$1,950,000  pplicable) \$805,000 Prop  01 Jan 2024 to  sales (*Delete A or B I properties sold within five ht's representative consider	e see consumer.vic.gov.au/underquotii \$1,950,000 or rang between  \$1,950,000 Property type  01 Jan 2024 to 31 Dec 2  Sales (*Delete A or B below as a properties sold within five kilometres or ont's representative considers to be mos	e see consumer.vic.gov.au/underquoting (*E \$1,950,000 or range between oplicable)  \$805,000 Property type  01 Jan 2024 to 31 Dec 2024  Sales (*Delete A or B below as application properties sold within five kilometres of the part's representative considers to be most compared to the part of the	e see consumer.vic.gov.au/underquoting (*Delete single prices \$1,950,000	e see consumer.vic.gov.au/underquoting (*Delete single price or range \$1,950,000 or range between \$4,950,000 Property type House Suburb 01 Jan 2024 to 31 Dec 2024 Source sales (*Delete A or B below as applicable)  properties sold within five kilometres of the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the property for sale in the last

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: 24 January 2025



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