

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

1185 Winchelsea-Deans Marsh Road, Bamba VIC 3241

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,400,000

Median sale price

Median price

\$ *

Property type

Suburb

Period - From

to

Source

*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

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. 85 Draytons Road, Bamba	\$1,120,000	6.9.21
2. 1400 Winchelsea-Deans Marsh Road, Bamba	\$1,515,000	9.8.21
3. 360 Wombete Station Road, Wensleydale	\$1,430,000	17.9.21

This Statement of Information was prepared on: 4.11.21