

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

150 Pound Creek Road Navigators VIC 3352
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Indicative selling price

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

Single price

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 or range between

\$800,000

 &

\$850,000

Median sale price

***Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing media 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

Address of comparable property	Price	Date of sale
Kielsys Road Navigators VIC 3352	\$1,160,000	17-09-2021
13 Mount Helen Drive Mount Helen VIC 3350	\$1,225,000	18-12-2021

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.

This Statement of Information was prepared on:

15-06-2022
