

## 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  
Including suburb and  
postcode

61 Oak Avenue, Birdwoodton, VIC 3505

### Indicative selling price

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

range between

\$320,000

&

\$350,000

### Median sale price

Median House price

no data

Suburb or  
locality

Birdwoodton, VIC 3505

Period - From

Dec 2016

to

Nov 2017

Source

CoreLogic

### Comparable property sales

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.

Property data source: RP Data Pty Ltd. Generated on 7 December 2017.