



## 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 or  
locality and postcode

134 Williamsons Road, Yarragon 3825

### Indicative selling price

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

Single price \$\* \_\_\_\_\_ or range between \$\* 560,000 & \$ 610,000

### Median sale price

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

Median price \$ 375,000 \*House ☒ \*unit ☐ Suburb or locality Yarragon 3823  
Period - From July 18 to July 18 Source RP Data

### 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	1A Dodemioes Road, Warriville 3824	\$730,000	20/6/18
2	13-15 Nelson Road, Warriville 3824	\$545,000	7/7/17
3	24 Conner Road, Warriville 3824	\$358,000	15/8/18

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.