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				
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$830,000	& \$	350,000		
Median sale price*				
Median price	Property Type	Subu	rb Maude	
Period - From to	0	Source		
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 eighteen 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				
2				
3				
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 eighteen months.				
This Statement of Information was prepared on:			13/12/2024 13:25	
* 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.				



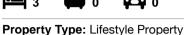


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> \$830,000 - \$850,000 No median price available

Indicative Selling Price





Land Size: 20234.3 sqm approx

Agent Comments



Comparable Properties

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 eighteen months.

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