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 and postcode

535 Port Franklin Road Port Franklin VIC 3964

Indicative selling price

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

Single Price	\$630,000	or range between		&		
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Median sale price

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 (*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
465 Lower Franklin Road Foster VIC 3960	\$465,000	13-Feb-19
270 Lower Franklin Road Foster VIC 3960	\$490,000	15-Aug-19
75 Elphicks Road Foster VIC 3960	\$498,000	02-Sep-19

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.

This Statement of Information was prepared on: 29 January 2020



consumer.vic.gov.au



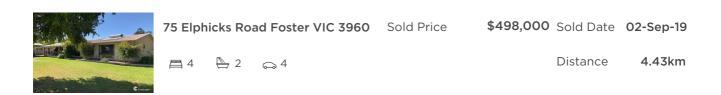
brent@paragreen.com.au
Drent@Daragreen.com.au



145) 145)	465 Lower Franklin Road Foster VIC 3960			Sold Price	\$465,000 Sold	d Date 13-Feb-	te 13-Feb-19	
Contract	昌 3	1	⊜ 1		Dist	ance 2.23k	m	



12	270 Lower Franklin Road Foster VIC 3960			Sold Price	\$490,000	Sold Date	15-Aug-19
	酉 4	2	ç⊋ 2			Distance	4km



RS = Recent sale UN = Undisclosed Sale

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