

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

239 Big Pats Creek Road, Big Pats Creek Vic 3799

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$410,000

&

\$450,000

Median sale price*

Median price

House

Unit

Suburb or locality

Big Pats Creek

Period - From

to

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 | 440 Woods Point Rd EAST WARBURTON 3799 | \$435,000 | 17/05/2018 |
| 2 | 12 Rupert Rd EAST WARBURTON 3799 | \$422,000 | 20/03/2018 |
| 3 | 6 Callop St EAST WARBURTON 3799 | \$420,000 | 26/03/2018 |

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.

* 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.