



Russelyn Pty Ltd trading as gerrysmith&co

ABN 19 091 075 446

P (03) 5382 6655
F (03) 5381 1803
mail@gerrysmith.com.au
www.gerrysmith.com.au
54 Hamilton Street
PO Box 33
HORSHAM VIC 3402

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

34 Lake Road, Natimuk, Vic, 3409

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$

or range between

\$70,000

&

\$77,000

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

- 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.