

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

111 COLIBAN POOL ROAD KIMBOLTON VIC 3551

Indicative selling price

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

(*Delete single price or range as applicable)

Single price \$130,000

Median sale price

(*Delete house or unit as applicable)

Median price \$146,000

*House

Land

/

Suburb
or locality

KIMBOLTON

Period - From

12 Months

to

June 2017

Source

PRICE FINDER

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or 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*.

(*Delete as applicable)

There are no properties which are now comparable to this vacant allotment with a small shack & solar. I have been unable to find anything within the distance, to compare with.