

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 **44B Gundowring Road Huon Vic 3695**

**Indicative selling price**

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

Single price **\$350,000.00** or range between \$\* & \$

**Median sale price**

(\*Delete house or unit as applicable)

Median price **\$ Not available** \*House ☒ \*Unit ☐ Suburb or locality **Huon**  
Period - From **April 17** to **Apr 18** Source **Core Logic**

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
1 – 7 Jessica Court Tangambalanga Vic	\$355,000	19.12.2017
2 – 43 Huon- Kiewa Road Tangambalanga Vic	\$300,000	13.04.2018
3 – 553 Samdy Creek Road Sandy Creek Vic	\$325,000	20.04.2017

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.~~