

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 and
postcode 305 Forest Road Labertouche

Indicative selling price

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

Single price \$* or range between \$*790,000 & \$*869,000

Median sale price

(*Delete house or unit as applicable)

Median price \$775,000 *House ☒ *Unit ☐ Suburb or locality Labertouche
Period - From MAR 16 to MAR 17 Source Pricefinder

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. 712 Labertouche Rd North Labertouche	\$775,000	SEP 16
2. 790 Labertouche Rd Labertouche	\$735,000	MAY 17
3. 75 Bayview Rd Jindivick	\$765,000	AUG 16