

## 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

145 Locarno Road, Clydesdale Vic 3461

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$690,000

#### Median sale price\*

Median price House Unit Suburb or locality Clydesdale

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		
2		
3		

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.



 3  2  4

**Rooms:**

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 80520 sqm approx

Agent Comments

## Comparable Properties

**34 Franzi St GUILDFORD 3451 (VG)**

Agent Comments

 3  -  -

**Price:** \$650,000

**Method:** Sale

**Date:** 29/05/2018

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 138700 sqm approx

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.