## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

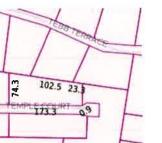
Property offered for sa	le				
Address Including suburb or locality and postcode	1 Temple	Ct, Jeeralang Vic 38	340		
Indicative selling price					
For the meaning of this price	ce see co	onsumer.vic.gov.au/u	ınderquoting		
Range between \$490,000		& \$515,000			
Median sale price*					
Median price	F	Property Type		Suburb Jeeralang	
Period - From	to		Source		
Comparable property s	ales (*D	elete A or B below	w as applicat	ole)	
A* These are the three eighteen months to the property for	hat the ea	ties sold within five k state agent or agent	ilometres of the s representativ	e property for sale in e considers to be n	n the last nost comparable
Address of comparable	property			Price	Date of sale
1					
2					
3					
OR					
B* The estate agent of properties were so	or agent's old within	representative reas five kilometres of the	onably believes e property for s	s that fewer than thr sale in the last eight	ee comparable een months.
Т	his Stater	ment of Information	was prepared o	on: 17/12/2	2020 13:26
* When this Statement of Ir prices of residential proper our sales records (if any), d	ty in the s lid not pro	suburb or locality in v ovide a median sale	which the prope	nformation providin erty offered for sale	g median sale is situated, and





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> Indicative Selling Price \$490,000 - \$515,000 No median price available





## Comparable Properties

MapTiler © OpenStreetMap contributors

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. "This advice does not form part of this Statement of Information \*Important advice about the Median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of [insert number of sales] residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly."

