

# 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

8873 Murray Valley Highway, Boundary Bend. VIC 3599
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### Indicative selling price

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

Single price \$ 

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 or range between 

\$75,000
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 & 

\$82,500
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### Median sale price

**Important advice about the medial sale price:** When this Statement of Information was prepared publicly available information providing medial sale prices of residential property in the suburb or locality in which the property is offered for sale or 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

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.

This Statement of Information was prepared on: 

25 May, 2022
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