

## 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 86 TUNNEL CREEK ROAD, CHEROKEE, VIC 3434

### Indicative selling price

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

Price Range: \$600,000 to \$650,000

### Median sale price

Median price \$967,500

House

X

Unit

Suburb

CHEROKEE

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

### Comparable property sales

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
799 ROMSEY RD, HESKET, VIC 3442	\$765,000	07/03/2016
8 ZIG ZAG RD, MOUNT MACEDON, VIC 3441	\$775,000	12/08/2016
66 TAYLORS RD, MOUNT MACEDON, VIC 3441	\$620,000	13/02/2017

[consumer.vic.gov.au/](http://consumer.vic.gov.au/)

