# 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

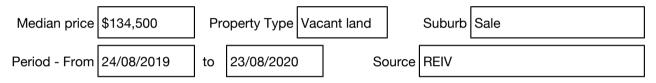
Lot 91 "Cobains Estate" Stage 3, Sale Vic 3850

### Indicative selling price

| For the meaning of this |  |  |
|-------------------------|--|--|
|                         |  |  |
|                         |  |  |
|                         |  |  |
|                         |  |  |

Single price \$182,000

#### Median sale price



### 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                              | 18 Relph Av SALE 3850              | \$144,000 | 27/02/2020   |
| 2                              | Lot/75 Woondella Blvd SALE 3850    | \$143,000 | 15/10/2019   |
| 3                              | Lot 38/75 Woondella Blvd SALE 3850 | \$143,000 | 29/11/2019   |

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 18 months.

This Statement of Information was prepared on:

24/08/2020 15:51

