

Phil Hayward 03 5329 2517 0419 107 112

Statement of Information

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## 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 andpostcode					
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range	between \$290,000	&	\$310,000		
Median sale price*					
Media	n price Hous	se L	Jnit Su	uburb or locality	Dereel
Period	- From to		Source		
Comparable property sales (*Delete A or B below as applicable)					
<b>A*</b>	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>B</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					





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(2)(b) of the Estate Agents Act 1980.

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> Indicative Selling Price \$290,000 - \$310,000 No median price available



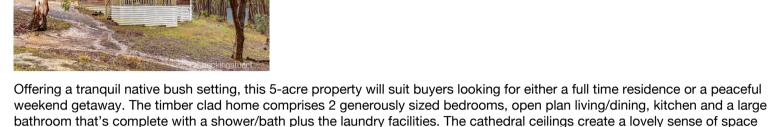


Rooms:

Property Type: House

Land Size: 20200 sgm approx

Agent Comments



within the living areas, and the freestanding wood-heater will keep you cosy during the cooler months.

## Comparable Properties

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.



