

# 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

34 Fisherman Drive, Reefton Vic 3799

#### Indicative selling price

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

Single price \$120,000

#### Median sale price\*

Median price House Unit Suburb or locality Reefton

Period - From to Source

#### 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 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	43-45 Fisherman Dr REEFTON 3799	\$155,000	12/10/2016
2	11 Fisherman Dr REEFTON 3799	\$135,000	03/11/2017
3	46 Fisherman Dr REEFTON 3799	\$95,000	13/06/2017

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

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**Indicative Selling Price**

\$120,000

**No median price available**



**Rooms:**

**Property Type:** Land

**Land Size:** 7136 sqm approx

Agent Comments

## Comparable Properties



**43-45 Fisherman Dr REEFTON 3799 (REI)**

Agent Comments



**Price:** \$155,000

**Method:** Private Sale

**Date:** 12/10/2016

**Rooms:** -

**Property Type:** Land

**Land Size:** 4200 sqm approx



**11 Fisherman Dr REEFTON 3799 (REI)**

Agent Comments



**Price:** \$135,000

**Method:** Private Sale

**Date:** 03/11/2017

**Rooms:** -

**Property Type:** Land

**Land Size:** 5453 sqm approx

**46 Fisherman Dr REEFTON 3799 (VG)**

Agent Comments



**Price:** \$95,000

**Method:** Sale

**Date:** 13/06/2017

**Rooms:** -

**Property Type:** Land

**Land Size:** 1252 sqm approx