

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

12 Mossop Street, Underbool, Vic 3509

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$59,950

or range between \$*

&

\$

Median sale price

Median price

\$

Property type

HOUSE

Suburb

UNDERBOOL

Period - From

to

Source

Comparable property sales

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. 29 Monash Avenue, Underbool	\$63,500	1/9/20
2. 13 Monash Avenue, Underbool	\$62,000	14/12/20
3. 5 Mossop Street, Underbool	\$60,000	19/11/20

This Statement of Information was prepared on: 23/4/21