

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 471 Ibbs Lane
Mailors Flat
Including suburb or 3275
locality and postcode

Indicative selling price

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

Single price \$*579,000 or range between \$* & \$

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$406,000 *House ☒ *unit ☐ Suburb or locality Mailors Flat

Period - From Feb 2018 to Feb 2019 Source realestate.com

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	\$	
2	\$	
3	\$	

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.