## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

le						
Address available on request, MINYIP VIC 3392						
e see consumer.vio	c.gov.au	u/underquoting	) (*D	elete single price	e or range a	as applicable)
\$177,500		<del>or range</del> <del>between</del>			&	
Median sale price (*Delete house or unit as applicable)						
\$138,500	Property type		House	Suburb	Minyip	
01 May 2021 to 30 Apr 2022			Source	Corelogic		
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						Date of sale
	\$177,500  \$177,500  plicable)  \$138,500  01 May 2021  cales (*Delete A properties sold with the representative of	Address available on e see consumer.vic.gov.au \$177,500  plicable) \$138,500 Prop 01 May 2021 to  ales (*Delete A or B to properties sold within five- tt's representative conside	Address available on request, MIN e see consumer.vic.gov.au/underquoting \$177,500 or range between  plicable) \$138,500 Property type  01 May 2021 to 30 Apr 202  cales (*Delete A or B below as approperties sold within five kilometres of the tris representative considers to be most or the second considers to be second consideration.	Address available on request, MINYIP  e see consumer.vic.gov.au/underquoting (*D  \$177,500  or range between  plicable)  \$138,500  Property type  01 May 2021  to 30 Apr 2022  cales (*Delete A or B below as applications approperties sold within five kilometres of the patt's representative considers to be most compared.	Address available on request, MINYIP VIC 3392  e see consumer.vic.gov.au/underquoting (*Delete single price \$177,500  or range between  plicable)  plicable)  Address available on request, MINYIP VIC 3392  or range between  Address available on request, MINYIP VIC 3392  Source state of the property single price of the property for sale in the representative considers to be most comparable to the price of the property for sale in the representative considers to be most comparable to the price of the property for sale in the property of the property of the property for sale in the property of the p	Address available on request, MINYIP VIC 3392  e see consumer.vic.gov.au/underquoting (*Delete single price or range a \$177,500

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: 30 May 2022



В\*