

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

59 Mcedward Street, Birdwoodton Vic 3505

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$475,000

&

\$520,000

Median sale price

Important advice about the median sale price: 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*.

Comparable property sales

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
1 139 Second Street, Merbein Vic 3505	\$451,000	02/03/2022
2 183 Dow Avenue, Birdwoodton Vic 3505	\$465,000	09/003/2022
3 597 Channel Road, Merbein Vic 3505	\$490,000	31/03/2022

This Statement of Information was prepared on: 19 June 2023