# 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

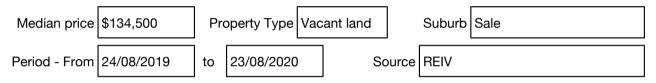
Lot 28 "Cobains Estate" Stage 3, Sale Vic 3850

### Indicative selling price

For the meaning of this		

Single price \$179,000

#### Median sale price



### 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	18 Relph Av SALE 3850	\$144,000	27/02/2020
2	Lot 38/75 Woondella Blvd SALE 3850	\$143,000	29/11/2019
3	Lot/lot 83 Page Ct SALE 3850	\$137,000	31/05/2019

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.

This Statement of Information was prepared on:

24/08/2020 16:18

