Statement of Information Single residential property located outside the Melbourne metropolitan area

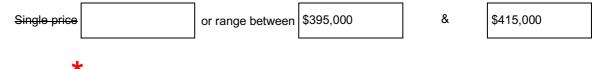
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or 9/1834 Geelong Road Mount Helen 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)



Median sale price

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
4/209 Tinworth Avenue Mount Clear VIC 3350	\$395,000	31-08-2021
5/719 Geelong Road Canadian VIC 3350	\$409,000	07-10-2021
1 Kilara Place Sebastopol VIC 3356	\$405,000	08-11-2021

Important advice about the median sale price: When this Statement of Information was prepared, publicly available

information providing media 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.

This Statement of Information was prepared on: 07-03-2022

