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	4 Sentinel Court Halls Gap Vic 3381

Indicative selling price

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

Single price	$759,000	or range between	$*	&	$

Median sale price

Median price	$370,000	Property type	*House*	Suburb	Halls Gap

Period - From	01 Sep 20	to	31 Aug 2021	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	Price	Date of sale
1.92 High Road Halls Gap VIC 3381	$746,000	29-05-2021
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.

This Statement of Information was prepared on:

CONSUMER AFFAIRS VICTORIA

consumer.vic.gov.au

92 High Road Halls Gap VIC 3381   Sold Price   **$746,000** Sold Date **29-May-21**

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Distance   **3.52km**