

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

3 strezlecki road, Newborough 3825

Indicative selling price

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

Single price \$285,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$246,000

*House



*Unit



Suburb
or locality

Period - From June 2016

to Oct 2017

Source www.realestate.com.au

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) 35 scorpio drive, moe 3825	\$300,000	12/10/2017
2) 10 old sale road, Newborough 3825	\$230,000	06/03/2017
3) 7 Francis street, moe 3825	\$288,000	28/06/2016

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.