

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

188 Mandurang South Road, Mandurang South Vic 3551

Indicative selling price

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

Range \$940,000 - \$1,020,000

Median sale price

Median Price \$ N/A | House | Mandurang South

Period – From 29th October 2017 to 29th October 2018 Source – RPdata

(Median Price-N/A=) 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 47A (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
69 Nankervis Road, Mandurang Vic 3551	\$1,205,000	13/03/2018
328 Nankervis Road, Mandurang Vic 3551	\$1,080,000	01/02/2018
203 Kerrs Road, Sedgwick Vic 3551	\$1,225,000	23/02/2018