



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

98 River Road, Murchison Vic 3610

Indicative selling price

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

Single price \$219,000

Median sale price

Median price House Unit Suburb or locality

Period - From to Source

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 eighteen 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		
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 eighteen months.



2 0 1

Rooms:
Property Type: House (Res)
Land Size: 1600 sqm approx
Agent Comments

Indicative Selling Price
\$219,000

Very few sales in the are to determine median price of 2 bedroom homes

Comparable Properties

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 eighteen months.