

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

530 Maldon/Newstead Road

Indicative selling price

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

Single price

\$365,000

or range between

\$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$

*House

*Unit

Suburb
or locality

Welshmans Reef

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 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 10 Trudgeons Road, Welshmans Reef	\$340,000	16/03/17
2 22 Fishermans Road, Welshmans Reef	\$385,000	11/10/17
3 4 Roberts Road, Welshmans Reef	\$365,000	31/10/16