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

1470 Princes Highway, Pirron Yallock Vic 3249

Indicative selling price

| | | | , , ,, |
|-------------------------|-----------|---------------------|-----------------|
| For the meaning of this | nrica saa | consumer vic dov au | /underguoting |
| For the meaning of this | phice 3cc | consumer.vic.gov.au | / under quoting |

Single price \$239,000

Median sale price*

| Median price | Pro | operty Type | | Suburb | Pirron Yallock |
|---------------|-----|-------------|-------|--------|----------------|
| Period - From | to | | Sourc | ce | |

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto 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.

This Statement of Information was prepared on:

11/12/2020 14:02

* 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 47AF (2)(b) of the Estate Agents Act 1980.









Property Type: House (Previously Occupied - Detached) Land Size: 2030 sqm approx Agent Comments Indicative Selling Price \$239,000 No median price available

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.

Account - Charles Stewart & Co | P: 03 52315400 | F: 03 52313160



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.