Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le				
Address Including suburb and postcode	421 AXEDALE-KIMBOLTON ROAD EPPALOCK VIC 3551				
Indicative selling price For the meaning of this price	e see consumer.vic.gov.a	au/underquoting (*Delete single price	or range as	applicable)
Single Price		or range between	\$495,000	&	\$540,000
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 47AF (2)(b) of the Estate Agents Act 1980. Comparable property sales (*Delete A or B below as applicable)					
estate agent or agent's representative considers to be most comparable to the property for sale.					
Address of comparable pr	operty		Price	De	ate of sale
Median sale price Important advice about the rinformation providing median sale is situated, and our sale 47AF (2)(b) of the Estate Agrange Comparable property sale three thr	n sale prices of residentices records (if any), did not pents Act 1980. sales (*Delete A or Beroperties sold within five the representative considers)	this Statement of al property in the ot provide a media	Information was presuburb or locality in an sale price that me	which the project the required the required the required the the required the requi	icly available operty offered forments of section

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.

This Statement of Information was prepared on: 07 August 2024



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