



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

1030 YARRAGON LEONORAH ROAD, ALAMBE 3823.

Indicative selling price

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

Single price \$* 490,000 or range between \$* & \$

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$ 300,000. *House ☒ *unit ☐ Suburb or locality ALAMBE.
Period - From 10/12/17 to 10/12/18. Source RP DATA.

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 |
|--|------------|--------------|
| 1 890 DORUM ALAMBE ROAD, CLAYFIELD ³⁸²² | \$ 700,000 | 25/8/2018 |
| 2 890 YARRAGON LEONORAH ROAD, YARRAGON ³⁸²³ | \$ 410,000 | 11/11/2017 |
| 3 4366 McDonnells Track, ALAMBE 3823 | \$ 300,000 | 8/12/2017 |

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 18 months.