

# 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

Lot 1 and Lot 2 PS444570E, Sheedys Lane Derrinal VIC 3523

### Indicative selling price

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

Single price \$280,000 Lot 1

Single price \$240,000 Lot 2

### Median sale price

Median price \$n/a

\*House x

Suburb  
or locality Derrinal VIC 3523

Period - From March 2018

to February 2019

Source realestate.com.au

**Please note: Due to insufficient sales data no median sale price is available.**

### Comparable property sales

**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.