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	Lot 86 "Cobains Estate" (Stage 2), Sale Vic 3850

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $172,000

Median sale price

Median price $129,375 Property Type Vacant land Suburb Sale

Period - From 18/11/2018 to 17/11/2019 Source REIV

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	Lot/lot 74 Page Ct SALE 3850	$175,000	10/01/2019
2	Lot/lot 89 Page Ct SALE 3850	$162,500	04/10/2018
3	Lot/lot 87 Page Ct SALE 3850	$161,500	09/07/2018

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.~~

This Statement of Information was prepared on: 18/11/2019 16:24