

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 49 Whitehorse Gully Road, Rowsley VIC 3340

Indicative selling price

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

Single price or range between \$985,000 & \$1,035,000

Median sale price

Median price \$1,100,000 Property type *House/Rural/Land* Suburb Rowsley

Period - From November 2022 to November 2023 Source Price finder

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) 510 Staughton Vale Rd, Balliang	\$ 1,010,000	07/10/2023
2) 9 Lawson Rd, Merrimu	\$1,220,000	03/11/2023
3) 329 Dog Trap Gully Rd, Rowsley	\$ 945,000	11/0\4/2023

This Statement of Information was prepared on: 28/11/2023