

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 426 Poplar Avenue Orrvale Victoria 3631

Indicative selling price

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

Single price \$415,000

Median sale price

Median price \$405,000

Property type House

Suburb Orrvale Vic 3631

Period - From July 2018

to

Oct 2019

Source Homesales

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
1 110 Orrvale Road Orrvale 3631	\$ 480,000	29/11/2018
2 274 Channel Road Orrvale 3631	\$ 528,000	9/5/2018
3 750 Old Dookie Road Shepparton East 3631	\$ 370,000	11/7/2019

This Statement of Information was prepared on: 20th October 2019