

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

527 MUCKLEFORD-YAPEEN ROAD, YAPEEN VIC

Indicative selling price

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

Single Price /Range

\$595,000 - \$605,000

Median sale price

(*Delete house or unit as applicable)

Median price \$489,000 House Unit Suburb or locality YAPEEN

Period - From Sept - 2016 to Sept - 2017 Source Price Finder

Comparable property sales (*Delete A or B below as applicable)

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.