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 490 Soldiers Road, Nambrok Vic 3847					
Indicative selling price	e :e				
For the meaning of this p	orice see consumer.vic.gov	.au/underquoting			
Single price \$649,0	000				
Median sale price*					
Median price	Property Type		Suburb	Nambrok	
Period - From	to	Source			
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 eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.					
Address of comparable property			Pri	ce	Date of sale
1					
2					
3					
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 eighteen months.					
This Statement of Information was prepared on:				25/07/2022 17:13	
prices of residential prop	f Information was prepared perty in the suburb or localing did not provide a median as Act 1980	ty in which the prop	erty offer	ed for sale is	situated, and



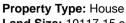


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Indicative Selling Price \$649,000

No median price available





Land Size: 10117.15 sqm approx

Agent Comments



Comparable Properties

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 eighteen months.

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690



