

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

8 Speechley Sale 3850

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 \$380,000 & \$420,000

Median sale price

Median price

\$390,000

Property type

House

Suburb

Sale

Period - From

16/03/2021

Source

REIV

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

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. 23 Ruthberg Drive Sale	\$395,000	12/02/2021
2. 9 Stuart Place Sale	\$390,000	01/02/2021
3. 61 Woondella Boulevard Sale	\$395,000	17/12/2020

This Statement of Information was prepared on: 16 March 2021