

# 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

61 Cummins Road, Mount Rowan Vic 3352

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\*  or range between \$830,000 &  \$870,000

### Median sale price

\* Median price \$\*  \*House  \*Unit  Suburb or locality   
Period - From  to  Source

### Comparable property sales

**A\*** 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.

*\* "This advice does not form part of this Statement of Information \* Important advice about the Median sale price: when this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980." This is the recommendation from the REIV in the absence of clear instructions from Consumer Affairs.*