

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 31 Churchill Court Daisy Hill Vic 3465

Including suburb or
locality and postcode

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 \$450,000 & \$495,000.00

Median sale price

Median price \$347,500 (4BR) Property Type House Suburb or Locality Maryborough

Period - From Updated to Sept 2nd 2020 Source Realestate.com.au

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
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1 34 Deady rd Majorca 2.42HA 3BR 2BTH	\$395,000	2nd Sept 2020
2 16 George Cook Dve Daisy Hill 5BR 2Bth 1.99 HA	\$527,000	31st Aug 2020
3 22 Tipperary Lane Alma 3BR 1BTH 1.78HA	\$436,000	4th Aug 2020

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 18 months.~~

This Statement of Information was prepared on: 18.09.2020