

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

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| 30 The Avenue, Mount Buller Vic 3723 |
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Indicative selling price

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

Single price

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|-------------|
| \$4,350,000 |
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Median sale price

Median price

| |
|---------|
| NO DATA |
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Property type

| |
|-------|
| House |
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Suburb

| |
|--------------|
| Mount Buller |
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Period - From

| |
|----------|
| Dec 2023 |
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to

| |
|----------|
| Dec 2024 |
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Source

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|-------------|
| Pricefinder |
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Comparable property sales

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:

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| 01/12/2024 |
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