

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 13 Shirley Road, Neerim South Vic 3831

Indicative selling price

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

\$790,000

&

\$840,000

Median sale price

Median price \$610,000

Property type House

Suburb Neerim South

Period - From 01/11/2021

to

31/10/2022

Source realestate.com.au

Comparable property sales

Address of comparable property

Price

Date of sale

15 Birdsong Rise, Neerim South Vic 3831

\$818,500

23/04/2022

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: 07/11/2022