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	1378B Birregurra-Deans Marsh Road, Deans Marsh VIC, 3235

Indicative selling price

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

Price range	$975,000

Median sale price

Median price	*	Property type	House	Suburb	Deans Marsh
Period - From		to		Source	Realestate.com.au

***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), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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.

Address of comparable property	Price	Date of sale
1. 38 Aurel Road, Deans Marsh	$999,000	9.12.24
2. 1367 Birregurra-Deans Marsh Road, Deans Marsh	$915,000	8.11.24
3. 1365 Birregurra-Deans Marsh Road, Deans Marsh	$1,076,000	1.6.24

This Statement of Information was prepared on: 18.12.24