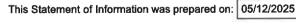
Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ile				
Address Including suburb and postcode	17 Emerald Lake Road, Emerald, Vic 3782				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
range between	\$490,000	&	\$539,000		
Median sale price					
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 (*Delete A or B below as applicable)					
A* These are the three properties sold within two kilometres of the property for sale in the last six 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
1				\$	
2				\$	
3				\$	



The estate agent or agent's representative reasonably believes that fewer than three comparable properties

were sold within within two kilometres of the property for sale in the last six months.



OR

В*

