## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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79 HADE AVENUE BASS VIC 3991				
e see consumer.vic.gov.	.au/underquoting (	*Delete single price	or range as a	applicable)
	or range between	\$360,000	&	\$390,000
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)				
estate agent or agent's representative considers to be most comparable to the property for sale.				
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	nedian sale price: When a sale prices of resident es records (if any), did number to Act 1980.  ales (*Delete A or Entroperties sold within five terms and the sale properties sold within five terms are sold within the	re see consumer.vic.gov.au/underquoting (*  or range between  nedian sale price: When this Statement of a sale prices of residential property in the ses records (if any), did not provide a median sents Act 1980.  ales (*Delete A or B below as appleared properties sold within five kilometres of the terroresentative considers to be most continuous and the second sent sent sent sent sent sent sent sent	re see consumer.vic.gov.au/underquoting (*Delete single price or range between \$360,000 sale prices of residential property in the suburb or locality in es records (if any), did not provide a median sale price that meterts Act 1980.  The selection of the property for sale in the representative considers to be most comparable to the product of the property of the property for sale in the representative considers to be most comparable to the product of the property for sale in the representative considers to be most comparable to the product of the property for sale in the property for sale	re see consumer.vic.gov.au/underquoting (*Delete single price or range as a or range see consumer.vic.gov.au/underquoting (*Delete single price or range as a or range see see consumer.vic.gov.au/underquoting (*Delete single price or range as a see see consumer.vic.gov.au/underquoting (*Delete single price or range as a see see consumer.vic.gov.au/underquoting (*Delete single price or range as a see see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (*Delete single price or range as a see consumer.vic.gov.au/underquoting (

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: 03 June 2025



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