Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е				
Address Including suburb and postcode	2250 WINCHELSEA-DEANS MARSH ROAD DEANS MARSH VIC 3235				
Indicative selling price					
For the meaning of this price	e see consumer.vic.gov.a	au/underquoting (*Delete single price	or range as	applicable)
Single Price		or range between	\$1,299,000	&	\$1,350,000
Median sale price					
Important advice about the minformation providing median sale is situated, and our sale 47AF (2)(b) of the Estate Ag Comparable property sales	n sale prices of residentia es records (if any), did no eents Act 1980.	al property in the sot provide a media	suburb or locality in van sale price that me	which the pr	roperty offered for
A* These are the three	properties sold within five	e kilometres of the	e property for sale in		
Address of comparable property			Price	D	ate of sale
OR			I		

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: 20 November 2024



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