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 and postcode

275 COSTER ROAD MODELLA VIC 3816

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

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Single Price	or range between	\$1,550,000	&	\$1,650,000

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 five kilometres of the property for sale in the last 18 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
1740 OLD SALE ROAD BULN BULN EAST VIC 3821	\$1,700,000	28-Jan-25
265 SANDERS ROAD GARFIELD NORTH VIC 3814	\$1,515,000	12-Sep-25

OR

B* 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.

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1740 OLD SALE ROAD BULN BULN Sold Price EAST VIC 3821

\$1,700,000 Sold Date 28-Jan-25

Distance 24.45km

265 SANDERS ROAD GARFIELD

Sold Price Rs \$1,515,000 N Sold Date 12-Sep-25

Distance

15.63km

NORTH VIC 3814

= 4

₩ 3

₾ 1

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RS = Recent sale

UN = Undisclosed Sale

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