## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Pro	perty offered for sai	le					
	Address Including suburb and postcode	75 STRINGYBARK TRACK MOLLONGGHIP VIC 3352					
India	cative selling price						
	•	e see consumer.vic.gov.	au/underquoting	*Delete single price	or range as	annlicable)	
1 01 0	ne meaning of the phot	s ded defidumentition.gov.	1	C Delete dirigie prioc			
	Single Price	\$265,000	<del>or range</del> <del>between</del>		&		
Med	ian sale price						
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:							
Ad	dress of comparable pr	operty		Price	D	ate of sale	
OR							
B*	<b>B*</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.						



This Statement of Information was prepared on: 30 September 2025