## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

| Property offered for sa  | ile   | Section 47AF of the Estate Agents Act 198              |   |  |   |  |
|--|---|--|---|--|---|--|
| Address<br>Including suburb and<br>postcode  | 959 CAPE CLEAR-RO   | OKEWOOD R  | OAD ILLABARO                                      | OK VIC 33                                      | 51  |  |
| Indicative selling price For the meaning of this price Single Price  |   |  |   |  |   |  |
| Single Price  Median sale price  |   | or range<br>between                                    | \$575,000   | or range as<br>&                               | applicable)<br>\$620,000                            |  |
| Important advice about the med information providing median sa sale is situated, and our sales re 47AF (2)(b) of the Estate Agents | lian sale price: When this sale prices of residential prosecords (if any), did not prosecords (if any). | Statement of In<br>perty in the sul<br>vide a median s | formation was prepourb or locality in was all met | pared, public<br>hich the prop<br>the requirem | y available<br>perty offered for<br>ents of section |  |
| Comparable property sales  * These are the three property sales estate agent or agent's rep Address of comparable property         | (*Delete A or B below   | V 20 0 II  |   |  |   |  |
|  |   |  | Price   | Date o   | .f  |  |

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were B\* sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 October 2025

