

## STATEMENT OF INFORMATION

### Single residential property located outside the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address Lot 2 Stuhrs Road Darnum Victoria 3822

Including suburb or  
locality and postcode

#### Indicative selling price

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

Single price \$395,000 or range between \$\* & \$

#### Median sale price

Median price \$1,168,750 Property Type Land Suburb or Locality Darnum  
Period - From 31/03/2023 to 31/03/2024 Source Price Finder

#### 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 |
|--------------------------------|-------|--------------|
| 1                              | \$    |              |
| 2                              | \$    |              |
| 3                              | \$    |              |

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.

This Statement of Information was prepared on: 22/05/2024