

# 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  
Including suburb or  
locality and postcode

Lot 2, 139 Main Street, Eldorado

### Indicative selling price

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

Single price

\$\*

or range between

\$160,000

&

\$176,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$

\*House

\*Unit

Suburb  
or locality

Period - From

to

Source

There have not been enough sales to calculate a Median Sale Price

### 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 Lot 9 Nolan Lane, Tarrawingee	\$162,000	20/04/2017
2 Lot 4 Woodwarrah Ave, Milawa	\$182,000	30/08/2016
3 116 Woolshed Road, Eldorado	\$477,000	20/03/2017