

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 or locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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 eighteen 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	7 Lansdowne St SALE 3850	\$357,000	04/11/2016
2	88 Market St SALE 3850	\$349,500	21/06/2017
3	59 Lansdowne St SALE 3850	\$335,000	13/08/2016

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 eighteen months.~~

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Indicative Selling Price
\$345,000

Median House Price
June quarter 2017: \$350,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



7 Lansdowne St SALE 3850 (VG)

Agent Comments



Price: \$357,000
Method: Sale
Date: 04/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx



88 Market St SALE 3850 (VG)

Agent Comments



Price: \$349,500
Method: Sale
Date: 21/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 919 sqm approx



59 Lansdowne St SALE 3850 (VG)

Agent Comments



Price: \$335,000
Method: Sale
Date: 13/08/2016
Rooms: -
Property Type: House (Res)
Land Size: 503 sqm approx