



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$279,500
Median House Price
 March quarter 2017: \$348,500

Comparable Properties



11 Janice Way SALE 3850 (REI/VG)

Agent Comments



Price: \$277,000
Method: Private Sale
Date: 31/08/2016
Rooms: -
Property Type: House
Land Size: 843 sqm approx



4 Orion St SALE 3850 (VG)

Agent Comments



Price: \$275,000
Method: Sale
Date: 25/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 924 sqm approx



23 Alameda Dr SALE 3850 (REI/VG)

Agent Comments



Price: \$275,000
Method: Sold Before Auction
Date: 15/07/2016
Rooms: -
Property Type: House (Res)
Land Size: 685 sqm approx

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 Suburb or locality
 Period - From to Source

Comparable property sales

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
11 Janice Way SALE 3850	\$277,000	31/08/2016
4 Orion St SALE 3850	\$275,000	25/11/2016
23 Alameda Dr SALE 3850	\$275,000	15/07/2016