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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

23 Leonora Street, Robinvale, VIC 3549
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$200,000	&	\$220,000
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### Median sale price

Median house price

\$180,000
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Suburb or  
locality

Robinvale, VIC 3549
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Period - From

01 April 2016	to	31 March 2017
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Source

Property Data Solutions Pty Ltd 2017 <a href="http://www.pricefinder.com.au">www.pricefinder.com.au</a>
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### 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
14 River Grove, Robinvale, VIC 3549	\$237,000	15/05/2017
34 Leonora Street, Robinvale, VIC 3549	\$180,000	13/02/2017
49 Leonora Street, Robinvale, VIC 3549	\$200,000	23/12/2016