

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

7 Janelle Drive Spring Gully

Indicative selling price

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

(*Delete single price or range as applicable)

or range between \$475000 & \$495000

Median sale price

(*Delete house or unit as applicable)

Median price \$490000 *House x *unit Suburb or locality Maiden Gully

Period - From 4.4.16 to 4.10.17 Source Price Finder

Comparable property sales (*Delete A or B below as applicable)

- B*** **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.
- Or** 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*.

(*Delete as applicable)