

RT Edgar

STATEMENT OF INFORMATION

28 April 2018

Property offered for sale

22 Flanagans Road, Fern Hill

Indicative selling price

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

Range between \$880,000

Median sale price

| | | | | | | |
|---------------|------------|-------|------------|--------|--------------------|-----------|
| Median price | \$0 | House | X | Unit | Suburb or locality | Fern Hill |
| Period - From | March 2017 | to | March 2018 | Source | Realestate.com | |

Comparable property sales

B. RT Edgar Macedon Ranges estate agent and Beverley Higgs reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.