

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

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 &

Median sale price

Median price House Unit 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
32 Yarramundi Drive, Clifton Springs 3222	\$182,500	01/04/2016
3 Tingara Court, Clifton Springs 3222	\$177,000	31/08/2016
20 Boolarra Avenue, Clifton Springs 3222	\$177,000	24/06/2016