

---

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

### Sections 47AF of the Estate Agents Act 1980

---

PROPERTY OFFERED FOR SALE

**8 Grant Street, Goornong, VIC 3557**

---

INDICATIVE SELLING PRICE

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

**Single Price \$90,000**

---

MEDIAN SALE PRICE

**Median price \$290,000 | House | Goornong (3557)**

**Period - From 1 August 2016 to 31 July 2017 | Source - RP Data**

---

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
<b>14 PINE GR, GOORNONG VIC 3557</b>	<b>\$295,000</b>	<b>23/09/2016</b>
<b>9 CHUTE ST, GOORNONG VIC 3557</b>	<b>\$310,000</b>	<b>21/07/2017</b>
<b>31 GRANT ST, GOORNONG VIC 3557</b>	<b>\$70,100</b>	<b>12/05/2017</b>

---

Please contact us for further information regarding this document  
or visit [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**McKean McGregor - (03) 5443 4977**  
**174 Strickland Road, Strathdale 3550**  
**PO Box 50 Bendigo VIC 3552**