
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 and postcode	103 Wattle Street, Manangatang, VIC 3546
---	--

Indicative selling price

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

range between

\$80,000

&

\$88,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF(2)(b) of the *Estate Agents Act 1980*.

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
7 Wattle Street, Manangatang, VIC 3546	\$85,000	17/04/2017
25 Church Street, Manangatang, VIC 3546	\$107,000	31/03/2017
14 Rose Street, Manangatang, VIC 3546	\$95,000	07/07/2017