

Statement of Information

**Single residential property located outside the Melbourne metropolitan area**

**Section 47AF of the Estate Agents Act 1980**

**Property offered for sale**

Address Including suburb or locality and postcode

**Indicative selling price**

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

Single price

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	224 Raglan St SALE 3850	\$295,000	19/09/2017
2	123 Reeve St SALE 3850	\$270,000	28/09/2017
3	75 Topping St SALE 3850	\$265,000	28/04/2017

**OR**

**B\*** 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 eighteen months.

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**Indicative Selling Price**  
\$277,500

**Median House Price**  
September quarter 2017: \$300,000



3   1   1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 770 sqm approx  
[Agent Comments](#)

## Comparable Properties



**224 Raglan St SALE 3850 (REI/VG)**

[Agent Comments](#)

3   1   2

**Price:** \$295,000  
**Method:** Private Sale  
**Date:** 19/09/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:** 810 sqm approx



**123 Reeve St SALE 3850 (REI/VG)**

[Agent Comments](#)

4   1   8

**Price:** \$270,000  
**Method:** Auction Sale  
**Date:** 28/09/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1011 sqm approx



**75 Topping St SALE 3850 (REI/VG)**

[Agent Comments](#)

2   1   2

**Price:** \$265,000  
**Method:** Private Sale  
**Date:** 28/04/2017  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 747 sqm approx