

## 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 or locality and postcode

28 Buckland Street, Neilborough

#### Indicative selling price


For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*  or range between \$400,000  & \$440,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$208,250  \*House  \*Unit  Suburb or locality Neilborough

Period - From July 2016  to June 2017  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 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
1 100 Jackson lane, Neilborough, VIC 3570	\$360,000	16/05/16
2 17 Old Sebastian Lane, Sebastian, VIC 3556	\$500,000	09/08/16
3 482 Three Chain Rd, Sebastian, VIC 3556	\$410,000	28/01/16

**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 18 months.