



3   2   2

**Rooms:**  
**Property Type:** House  
**Land Size:** 1000 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$345,000  
**Median House Price**  
March quarter 2017: \$348,500

## Comparable Properties



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

Agent Comments

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**Price:** \$346,000  
**Method:** Private Sale  
**Date:** 03/03/2016  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 637 sqm approx



**4 BANKSIA Ct SALE 3850 (REI/VG)**

Agent Comments

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**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 21/12/2016  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 386 sqm approx



**11 Kingfisher PI SALE 3850 (REI/VG)**

Agent Comments

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**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 28/02/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 789 sqm approx

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  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
164 Raglan St SALE 3850	\$346,000	03/03/2016
4 BANKSIA Ct SALE 3850	\$340,000	21/12/2016
11 Kingfisher PI SALE 3850	\$330,000	28/02/2017