

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

20 Falcon Grove, Metung 3904

Indicative selling price

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

Single price \$*299,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$345,000 *House

Period - From January 17 to June 17 Source RP Data Core Logic

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 70 Beach Road Metung VIC 3904	\$300,000	23/02/2017
2 39 Wood Street Metung VIC 3904	\$280,000	30 Mar 2017
3 2B Phillip Street Metung VIC 3904	\$310,000	16 Mar 2017