

Tony Fanfulla 03 5967 1277 0419 870 513

tony@bellrealestate.com.au

### 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 andpostcode

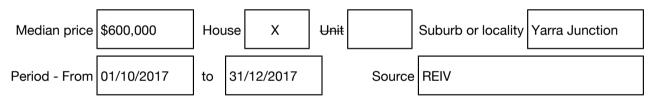
| 5      | 35 Little Yarra Road, Yarra Junction Vic 3797 |
|--------|---|
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| ę      |   |

#### Indicative selling price

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

| Range between | \$250,000 | & | \$275,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

#### Median sale price



#### 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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------|--------------|
| 1                              |       |              |
| 2                              |       |              |
| 3                              |       |              |

#### OR

**B**<sup>\*</sup> 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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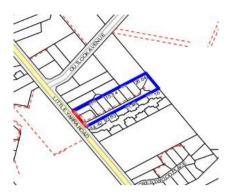
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.











Rooms: Property Type: House (Previously Occupied - Detached) Land Size: 6070 sqm approx Agent Comments Tony Fanfulla 03 5967 1277 0419 870 513 tony@bellrealestate.com.au

Indicative Selling Price \$250,000 - \$275,000 Median House Price December quarter 2017: \$600,000

## **Comparable Properties**

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