

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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### Property offered for sale

Lot 5 Old St Arnaud Road, Fentons Creek

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### Indicative selling price

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

Single Price \$85,000

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### Median sale price

Median Price \$95,000 | Land | Fentons Creek  
Period – From 01/07/16 to 30/06/17 Source – RPdata

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### 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
600 Nine Mile South Road, Barrakee	\$130,000	31/07/17
300 Bretts Road, Berrimal	\$100,000	20/03/17
200 Finches Road, Fentons Creek	\$ 55,000	16/08/16