

## 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

38 Mitchell Street, Axedale VIC 3551

#### 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 \$290,000 & \$315,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$450,000 \*House  \*Unit  Suburb or locality Axedale

Period - From OCT 2016 to SEP 2017 Source Pricfinder

#### Comparable property sales

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
84 Mclvor HWY, Axedale	\$350,000	08/12/2017
51 Mclvor HWY, Axedale	\$353,000	14/12/2016
6 William St, Axedale	\$375,000	10/03/2017