

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

Single price

Median sale price

Median price House Unit Suburb or locality
 Period - From to Source

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 eighteen 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 15 Valetta St SALE 3850	\$590,000	14/05/2019
2 115 Palmerston St SALE 3850	\$560,000	18/12/2018
3 1 Cantwell Dr SALE 3850	\$555,000	30/10/2018

OR

B* 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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Indicative Selling Price
\$549,950

Median House Price
June quarter 2019: \$344,000



5 2

Rooms:
Property Type: House
Land Size: 950 sqm approx
[Agent Comments](#)

Comparable Properties



15 Valetta St SALE 3850 (VG)

[Agent Comments](#)

5 - -

Price: \$590,000
Method: Sale
Date: 14/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 1156 sqm approx



115 Palmerston St SALE 3850 (REI/VG)

[Agent Comments](#)

3 2 4

Price: \$560,000
Method: Private Sale
Date: 18/12/2018
Rooms: 7
Property Type: House
Land Size: 980 sqm approx



1 Cantwell Dr SALE 3850 (REI/VG)

[Agent Comments](#)

5 2 4

Price: \$555,000
Method: Private Sale
Date: 30/10/2018
Rooms: 11
Property Type: House
Land Size: 809 sqm approx