



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

45 Grampians Road, Halls Gap, 3381

Indicative selling price

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

Single price \$365,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price \$282,500 *House *Unit Suburb or locality Halls Gap

Period - From 1 Sep, 2016 to 25 Sep, 2017 Source REA Group

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

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 18 months.