## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including suburb and postcode  Indicative selling price  For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price \$259,000 or range between & Median sale price  Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.  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	Property offered for sal	e				
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)  Single Price \$259,000   Orrange between   &   &    Median sale price  Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.  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	Including suburb and	36 Phillips Street Beulah VIC 3395				
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	estate agent or agen	t's representative consid		omparable to the prop	perty for sale	<del>).</del>
OR	Address of comparable pr	operty				
OR				Price	) 	ate of sale
OR		940.13		Price		ate of sale
OR				Price		ate of sale
				Price		ate of sale

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.

This Statement of Information was prepared on: 29 January 2020



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