

# 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

325 Bear Gully Road, Tarwin Lower Vic 3956
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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)

Range between

\$2,400,000	&	\$2,640,000
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### Median sale price

Median price

\$335,000	House	<input checked="" type="checkbox"/>	Suburb or locality	Tarwin Lower
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Period - From

01/04/2017	to	31/03/2018	Source	Pricefinder
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### Comparable property sales

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.