

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 78 Midland Highway, Stanhope VIC 3623

Including suburb or
 locality 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 \$220,000 or range between \$* & \$

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$191,000 *House *unit Suburb or locality Stanhope

Period - From 01/07/2017 to 30/06/2018 Source PriceFinder.com.au

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
1 27 Brudenell Street, Stanhope	\$191,000	20/10/2017
2 65 Railway Avenue, Stanhope	\$205,000	10/04/2018
3 15 Blamey Road, Stanhope	\$207,500	30/08/2017

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.~~