

# 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

304 Smalls Road, Bowenvale Vic 3465

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$335,000

or range between

\$\*

&

\$

### Median sale price

\*Median price

\$

\*House

\*Unit

Suburb  
or locality

Period - From

to

Source

### Comparable property sales

**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.

\*Due to the nature of the property, the agent or agent's representative reasonably believes that fewer than three comparable properties have sold within a five kilometre radius in the last 18 months.