

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 and postcode	40 CULLINAN ROAD, BATESFORD, VIC 3213
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Indicative selling price

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

Single price		or range between	\$1,650,000	&	\$1,800,000
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Median sale price

Median price	\$1,027,970	Property Type	House	Suburb	BATESFORD
Period - From	3/01/24	to	3/01/25	Source	CoreLogic

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 eighteen months.

This Statement of Information was prepared on:	2/01/2025
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