

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

Lot 411 - 179 Exford Road, Weir Views, 3337

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 182,000 or range between &

Median sale price

Median price \$ 242,500 Property type Vacant Land Suburb Melton South

Period - From 1/11/2018 to 31/10/2019 Source CoreLogic

Comparable property sales

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 Lot 227 - Chromite Circuit, Melton South, 3338	\$ 178,750	23/06/2019
2 Lot 246 - Chromite Circuit, Melton South, 3338	\$ 176,500	23/06/2019
3 Lot 347 - Oldbridge Boulevard, Melton South, 3338	\$ 174,500	13/07/2019

This Statement of Information was prepared on: 21 Nov 2019