



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 82 Metcalfe Road, GREAT WESTERN 3374

House



4 beds



2 baths



3 parking

### Indicative selling price

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

**Single price \$495,000**

### Median sale price

**Not provided**

### Comparable property sales

**166 Military Bypass Road,**  
Armstrong 3377

Price **\$455,000** Sold 27  
August 2018

**108 Eaglehawk Road,**  
Armstrong 3377

Price **\$417,000** Sold 26  
November 2018

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

This Statement of Information was prepared on 27th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

### Elders Real Estate Ararat

167 Barkly Street,  
Ararat VIC 3377

### Contact agents



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