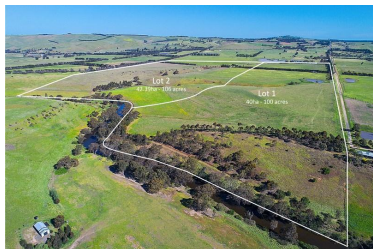




## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



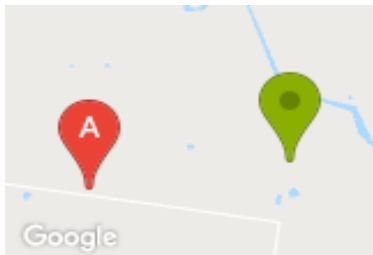
**LOT 2, 188 NOBLES ROAD, GNARWARRE,** 3 - -

### Indicative Selling Price

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

Price Range: **\$1,220,000 to \$1,340,000**

## MEDIAN SALE PRICE



### GNARWARRE, VIC, 3221

Suburb Median Sale Price (Vacant Land)

01 July 2017 to 30 June 2018

Provided by:

## COMPARABLE PROPERTIES

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.



**110 VOLUM RD, GNARWARRE, VIC 3221** - - -

Sale Price

**\*\$1,275,000**

Sale Date: 23/06/2018

Distance from Property: 1.3km



## 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 2, 188 NOBLES ROAD, GNARWARRE, VIC

### Indicative selling price

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

Price Range: \$1,220,000 to \$1,340,000

### Median sale price

Median price

House

Unit

Suburb

GNARWARRE

Period

01 July 2017 to 30 June 2018

Source

pricfinder

### 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 18 months.

Address of comparable property

Price

Date of sale

110 VOLUM RD, GNARWARRE, VIC 3221

\*\$1,275,000

23/06/2018