

# 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

### Indicative selling price

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

or range between  &

### Median sale price

Median price  House  Suburb or locality

Period - From  to  Source

### 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
11 Takanna Avenue, Clifton Springs 3222	\$411,000	16/05/2017
25 Waulu Avenue, Clifton Springs 3222	\$383,000	20/02/2017
10 Pathara Court, Clifton Springs 3222	\$384,000	24/11/2016