

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

7 Spencer Court, Yarragon Vic 3823

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000

&

\$515,000

Median sale price

Median price \$342,000 House Unit Suburb or locality Yarragon

Period - From 01/07/2017 to 30/06/2018 Source REIV

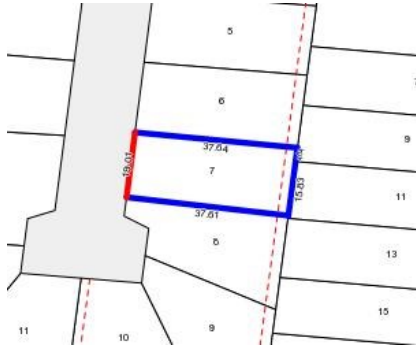
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	28 Collingwood Dr TRAFALGAR 3824	\$507,000	23/10/2017
2	5 Collingwood Dr TRAFALGAR 3824	\$495,000	10/07/2018
3	3 Durling CI YARRAGON 3823	\$480,000	02/05/2018

OR

B* 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.



Rooms:
Property Type: Land
Land Size: 739 sqm approx
Agent Comments

Indicative Selling Price
 \$480,000 - \$515,000
Median House Price
 Year ending June 2018: \$342,000

Comparable Properties



28 Collingwood Dr TRAFALGAR 3824 (REI) **Agent Comments**



Price: \$507,000
Method: Private Sale
Date: 23/10/2017
Rooms: -
Property Type: House
Land Size: 843 sqm approx



5 Collingwood Dr TRAFALGAR 3824 (REI) **Agent Comments**



Price: \$495,000
Method: Private Sale
Date: 10/07/2018
Rooms: -
Property Type: House
Land Size: 800 sqm approx

3 Durling CI YARRAGON 3823 (VG) **Agent Comments**



Price: \$480,000
Method: Sale
Date: 02/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 820 sqm approx