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 or locality and postcode	53 Charles Street, Jeparit VIC 3423

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*49,000.00	or range between	$*----------	&	$----------

Median sale price

(*Delete house or unit as applicable)

Median price	$63,000.00	*House	X	*Unit		Suburb or locality	Jeparit
Period - From	1/1/17	to	1/5/17	Source	Pricefinder		

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 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 12 John Street, Jeparit	$63,000.00	15/12/17
2 61 Broadway, Jeparit	$75,000.00	16/1/17
3 50 Charles Street, Jeparit	$37,000.00	18/11/16

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 18 months.