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	5 CHARLES STREET, JEPARIT, VIC 3423

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:	$89,000

Median sale price

Median price	$66,500	House	X	Unit		Suburb	JEPARIT
Period	01 October 2016 to 30 September 2017	Source	pricefinder				

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
10 SCOTT ST, JEPARIT, VIC 3423	$98,500	21/03/2017
61 BROADWAY, JEPARIT, VIC 3423	$75,000	16/01/2017