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	1 DARTS AVENUE, RAINBOW, VIC 3424

Indicative selling price

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

Single Price:	$70,900

Median sale price

Median price	$85,000	House	X	Unit		Suburb	RAINBOW
Period	01 October 2016 to 30 September 2017	Source	pricefinder				

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
6 HOPETOUN-RAINBOW RD, RAINBOW, VIC 3424	$67,900	07/10/2017
12 EDGAR ST, RAINBOW, VIC 3424	$68,000	02/12/2016
30 RAILWAY ST, RAINBOW, VIC 3424	$89,500	19/09/2016