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	248 Scott Street, Warracknabeal VIC 3393

Indicative selling price

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

Single price $*69,000 or range between $*---------- & $----------

Median sale price

(*Delete house or unit as applicable)

Median price $110,000 *House X *Unit Suburb or locality Warracknabeal

Period - From 1/6/16 to 19/6/17 Source realestate.com.au

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 67 Devereux Street, Warracknabeal	$65,000	7/6/17
2 3 Alamein Avenue, Warracknabeal	$75,000	10/4/17
3 32 Molyneaux Street, Warracknabeal	$62,000	29/1/17

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.