

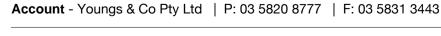
Connie Young 58254833 3428 254 833 connie@youngsandco.com.au

## Statement of Information

## Single residential property located outside the Melbourne metropolitan area

|   |                                | Section 47AF of the Estate Agents Act 198 |         |              |         |                |              |            |  |
|---|--------------------------------|---|---------|--------------|---------|----------------|--------------|------------|--|
| Property offered for                                  | · sale                         |   |         |              |         |                |              |            |  |
| Address<br>Including suburb o<br>locality andpostcode |                                |   |         |              |         |                |              |            |  |
| Indicative selling pr                                 | ice                            |   |         |              |         |                |              |            |  |
| For the meaning of this                               | price see cor                  | sumer.vic.gov.                            | au/und  | erquoting    |         |                |              |            |  |
| Single price \$25                                     | 9,000                          |   |         |              |         |                |              |            |  |
| Median sale price                                     |                                |   |         |              |         |                |              |            |  |
| Median price \$210,                                   | 000 Ho                         | use X                                     | Unit    |              | Subu    | rb or locality | Mod          | proopna    |  |
| Period - From 01/10                                   | 1/2016 to 30/09/2017 Source RE |   |         |              | REIV    | V              |              |            |  |
| Comparable proper                                     | ty sales (*De                  | elete A or B b                            | elow a  | s applica    | ıble)   |                |              |            |  |
|   | hs that the es                 | es sold within fi<br>tate agent or aç     |         |              |         |                |              |            |  |
| Address of comparable property                        |                                |   |         |              | Price   |                | Date of sale |            |  |
| 1   |                                |   |         |              |         |                |              |            |  |
| 2   |                                |   |         |              |         |                |              |            |  |
| 3   |                                |   |         |              |         |                |              |            |  |
| OR  |                                |   |         |              |         |                |              |            |  |
| <b>B</b> * The estate age                             | ent or agent's                 | representative                            | reasona | ably believe | es that | t fewer than t | hree         | comparable |  |

properties were sold within five kilometres of the property for sale in the last eighteen months.





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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> **Indicative Selling Price** \$259,000

**Median House Price** 

Year ending September 2017: \$210,000



Rooms: Property Type: Townhouse (Single) Agent Comments

## Comparable Properties

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.

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