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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

21 SHEPPARDONS ROAD, DANNUM .3822 .

Indicative selling price

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

Single price \$* 1,240,000 or range between \$* _____ & \$ _____

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$ 294,000 . *House *unit Suburb or locality Dannum 3822
Period - From SEP 2017 . to _____ Source RP DATA .

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	_____	\$ _____	_____
2	_____	\$ _____	_____
3	_____	\$ _____	_____

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.