Gerard Gray
03 5755 1307
0439 551 032
gerard@dickens.com.au

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality andpostcode	22 Bailey Street, Porepunkah Vic 3740

Indicative selling price

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

Range between $220,000 & $240,000

Median sale price

Median price $503,800 House X ~~Unit~~ Suburb or locality Porepunkah

Period - From 01/04/2017 to 31/03/2018 Source REIV

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 eighteen 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 eighteen months.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms:
Property Type:
Land Size: 990 sqm approx

Agent Comments

Indicative Selling Price
$220,000 - $240,000
Median House Price
Year ending March 2018: $503,800

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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