

## 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 Lot 3 44 Kelliher Road Neerim South Victoria 3831

Including suburb or  
locality and postcode

#### Indicative selling price

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

Single price \$425,000 or range between \$\* & \$

#### Median sale price

Median price \$460,000 Property Type House Suburb or Locality Neerim South  
Period - From 01 July 2019 to 30 June 2020 Source RPDATA

#### 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
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1 Lot 14 Jindivick- Neerim South Road Neerim South 3831	\$410,000	02/02/2019
2 362 Jindivick- Neerim South Road Neerim South 3831	\$410,000	22/08/2019
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.

This Statement of Information was prepared on: 31/07/2020