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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

41 Railway Avenue Welshpool VIC 3966

3 2 6

Indicative Selling Price

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

Range between $299,000 & $320,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

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.

RS = Recent sale **UN** = Undisclosed Sale

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