

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

405 Kelleher Road Tarnook

Indicative selling price

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

Single price \$450,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$255,000

*House

*Unit

Suburb or locality Bbenalla

Period - From May 2017

to April 2018

Source Corelogic

Comparable property sales

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
1 665 Kelleher Road Tarnook	\$450,000	06/07/2018
2 12 Swanpool-Warrenbayne Road Swanpool	\$545,000	08/03/2018
3 383 Snowy Road, laceby	\$ 490,000	19/07/2018