

# 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

205 Spur Road Clonbinane 3658
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#### Indicative selling price

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

Single price	\$*	or range between	\$* 735,000	&	\$ 795,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median price	\$	*House	X	*Unit		Suburb or locality	Clonbinane 3658
Period - From	Feb 2018	to	May 2018	Source	<a href="http://realestate.com.au">realestate.com.au</a>		

#### 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\*. X** 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.

[consumer.vic.gov.au/xyz](http://consumer.vic.gov.au/xyz)

July 2016

This guide must not be taken as legal advice.

