



Statement of Information
Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1624 Birregurra-Forrest Road Barwon Downs Vic 3214

Indicative selling price

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

Single price \$* or range between \$*190000 & \$210000

Median sale price

(*Delete house or unit as applicable)

Median price \$195000 *House *Unit Suburb Barwon Downs Vic 3214
Period - From 1/2/2016 to 1/9/2017 Source Comparable Sales

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 55 Grant Street Forrest Vic 3236	\$260000	1/2/2016
2 57 Grant Street Forrest Vic 3236	\$160000	2/4/2017
3 20 Wallaces Road Barwon Downs 3214	\$265000	3/1/2016