



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

**Prepared on -**

**Property offered for sale**

Address   
Including suburb and  
postcode

**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 \$\*  & \$

**Median sale price**

(\*Delete house or unit as applicable)

Median price  \*House  x \*Unit   Land Suburb

Period - From  to  Source

**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 2 Henry Street Forrest Vic 3236	\$330,000	18/8/2018
2 20 Aurel Road, Deans Marsh Vic 3235	\$447,000	18/1/2018
3 1367 Birregurra-Deans Marsh Road, Deans Marsh Vic 3235	\$496,350	15/11/2017

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