

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

620 Bambra-Cemetery Road, Deans Marsh Vic 3235.

Indicative selling price

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

Single price

\$880,000

or range between

&

Median sale price

Median price

\$795,000

Property type

Land

Suburb

Deans Marsh Vic 3235

Period - From

1/1/2020

to

26/11/2021

Source

Real Estate.com.au

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

Address of comparable property	Price	Date of sale
1 NO COMPARABLE SALES IN THE PAST 18 MONTHS		
2		
3		

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within a 5 kilometres of the property for sale in the past 18 months.

This Statement of Information was prepared on:

26/11/2021