

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

1035 Bambra-Boonah Road, Boonah 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 or range between &

Median sale price

Median price Property type Suburb

Period - From to Source

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 2190 Winchelsea-Deans Marsh Road Deans Marsh Vic	\$1,100,000	28/7/2023
2 436 Bambra-Boonah Road Boonah Vic	\$1,225,000	8/2/2023
3 650 Parkers Road Bambra Vic	\$875,000	17/7/2023

This Statement of Information was prepared on: