

# 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

1008 Mission Hill Road, Baynton East

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

or range between  &

### Median sale price

Median price

Property type

Suburb

Period - From

to

Source

### Comparable property sales

- 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. 8 Wason Court, Tooborac	\$605,000	25 <sup>th</sup> June 2024
2. 8 Bridge Street, Pyalong	\$650,000	8 <sup>th</sup> Nov 2024
3. 39 Clarke Street, Redesdale	\$650,000	18 <sup>th</sup> Jan 2024

- B** 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.

This Statement of Information was prepared on: