

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

Indicative selling price

Single price

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
1. 11 Sunline Court, Ballan Vic 3342	\$642,000.00	Oct 2023
2. 22 Hogan Road, Ballan Vic 3342	\$630,000.00	Oct 2023
3. 28 Jasmine Crescent, Ballan Vic 3342	\$615,000.00	Sept 2023

OR

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: