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

255 Flynns Road, Ercildoune Vic 3352

Indicative selling price

For the meaning	of this price see	consumer.vic.gov	v.au/underquoting		
Range betweer	\$600,000	&	\$650,000		
Median sale pr	ice*	_		_	
Median price		Property Type	Su	uburb	Ercildoune
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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

This Statement of Information was prepared on:

09/11/2023 22:43

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.





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Property Type: Divorce/Estate/Family Transfers Land Size: 86510 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$650,000 No median price available

Comparable Properties

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 eighteen months.

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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