

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

37 DUNCAN STREET, BIRCHIP, VIC 3483


### Indicative selling price

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

Single Price: \$285,000

### Median sale price

Median price \$250,000 Property type House Suburb BIRCHIP

Period 01 July 2022 to 30 June 2023 Source 

### Comparable property sales

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
4 JOHNSON ST, BIRCHIP, VIC 3483	\$240,000	07/08/2023
26 SHERWOOD ST, BIRCHIP, VIC 3483	\$107,000	30/06/2023
19 TAVERNER ST, BIRCHIP, VIC 3483	\$250,000	23/03/2023

This Statement of Information was prepared on: 02/09/2023