Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Prope	erty offere	ed for s	sale									
Address Including suburb or locality and postcode			74 Sharrocks Road, Mount Egerton Vic 3352									
Indica	ative selli	ng pric	е									
For the	e meaning	of this p	orice see	cons	sumer.vic.gc	ν.au/ι	underquo	ting				
Range between \$550,			000		&	&		\$600,000				
Media	an sale pr	rice						_				
Median price \$635,5		0 Prop		operty Type	Hous	е		Suburl	Mount E	gert	on	
Period - From 03/11/2			022	2 to 02/11/2023			Sc	Source REIV				
Comp	arable pı	roperty	sales	(*De	lete A or B	belo	w as ap	plica	ble)			
A*	These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.											
Address of comparable property									ı	Price		Date of sale
1												
2												
3												
OR												
В*		_	_		epresentativ ve kilometre		•					e comparable en months.
This Statement of Information was prepared on:								on:	03/11/2023 10:20			

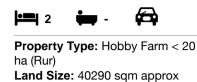




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Indicative Selling Price \$550,000 - \$600,000 Median House Price 03/11/2022 - 02/11/2023: \$635,500





Agent Comments

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 - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



