

Statement of Information
**Single residential property located outside the
 Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
 Including suburb or
 locality and postcode

36 King Street, Rainbow, VIC 3424

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$*129,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$74,000 *House *Unit Suburb or locality RAINBOW
 Period - From 01/10/2017 to 30/09/2018 Source Pricfinder

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 4 Eddy Street, Rainbow, VIC 3424	\$125,000	06/12/2018
2 26 Railway Street, Rainbow, VIC 3424	\$116,000	04/10/2018
3 10 Norman Street, Rainbow, VIC 3424	\$125,000	31/08/2018

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.~~

