

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

53 Abbott St Birchip

Indicative selling price

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

Single price \$95,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$97,500 *House x *Unit Suburb or locality Birchip
 Period - From to Source pricefinder

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 39 Corack St Birchip	\$90,000	05/03/2018
2 4 Sherwood St Birchip	\$95,000	08/11/2018
3 24 Watson St Birchip	\$87,000	20/11/2018

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.