

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 Lot 3 Stonehenge Lane, Neerim South Vic 3831

Indicative selling price

Single price \$450,000

Median sale price

Median price \$575,000 House | Suburb or locality Neerim South
Period - From 01/09/2019 to 02/09/2020 Source realestate.com.au

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 |
|--|-----------|--------------|
| Lot 2 Stonehenge Lane, Neerim South Vic 3831 | \$450,000 | 24/04/2020 |
| 18 Jindivick - Neerim South Road, Neerim South Vic 3831 | \$425,000 | 19/07/2020 |
| 350 Jindivick - Neerim South Road, Neerim South Vic 3831 | \$410,000 | 22/08/2019 |