

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 50 Platts Road, Buln Buln Vic 3821

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$895,000

Median sale price

Median price \$1,060,000

Property type House

Suburb Buln Buln

Period - From 01/05/2020

to

28/05/2021

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
39 Old Sale Road, Buln Buln Vic 3821	\$850,000	21/01/2021
19B Old Sale Road, Buln Buln Vic 3821	\$995,000	01/12/2021
34 Ryans Road, Buln Buln Vic 3821	\$830,000	08/10/2020

This Statement of Information was prepared on: 02/06/2021