Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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55 RIFLE RANGE ROAD EDENHOPE VIC 3318						
e see consumer.vio	c.gov.aı	u/underquot	ing (*D	elete single pric	e or range	as applicable)
\$195,000	\$195,000		or range between		&	
Median sale price (*Delete house or unit as applicable)						
\$51,500	Property type			Land	Suburb	Edenhope
01 Jan 2022	to 31 Dec 2022		Source	Corelogic		
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						
	sales (*Delete Aproperties sold with this representative	e see consumer.vic.gov.at \$195,000 \$195,000 Proposition of the properties sold within five-nt's representative consideration.	e see consumer.vic.gov.au/underquot \$195,000 \$195,000 \$51,500 Property type 01 Jan 2022 to 31 Dec 2 sales (*Delete A or B below as a properties sold within five kilometres on the representative considers to be most	e see consumer.vic.gov.au/underquoting (*D \$195,000	e see consumer.vic.gov.au/underquoting (*Delete single pric \$195,000 or range between pplicable) \$51,500 Property type Land 01 Jan 2022 to 31 Dec 2022 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale- nt's representative considers to be most comparable to the price.	e see consumer.vic.gov.au/underquoting (*Delete single price or range \$195,000 or range between & pplicable) \$51,500 Property type Land Suburb 01 Jan 2022 to 31 Dec 2022 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale in the last of the representative considers to be most comparable to the property for sale in the last of the property for sale in the property for sale in the last of the property for sale in the last of the property for sale in the p

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.

This Statement of Information was prepared on: 23 January 2023



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