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	124 Pattons Road, Pastoria East, 3444

Indicative selling price

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

Single price		or range between	$1,100,000	&	$1,200,000

Median sale price

Median price	N/A	Property type	House	Suburb	Pastoria East
Period - From	March 2024	to	April 2025	Source	Realestate.com.au

Comparable property sales

Important advice about the median sale price:
When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980

This Statement of Information was prepared on: 7th May 2025