STATEMENT OF INFORMATION

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Kristen Jones
P 03 5970 8000
M 0426 956 315
E kristenjones@stonerealestate.com.au

Section 47AF of the Estate Agents Act 1980

LAND Offered for Sale

2/63 Hendersons Road Bittern VIC 3918

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Indicative Selling Price

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

Single Price $460,000

Median Sale Price

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*.

Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.

RS = Recent sale **UN** = Undisclosed Sale

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