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	70 Powells Road, Nulla Vale 3435

Indicative selling price

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

Single price	$	or range between	$ 1,150,000	&	$ 1,250,000

Median sale price

Median price	$ 1,950,000	Property type	*ACERAGE / RURAL*	Suburb	Nulla Vale
Period - From	November 22	to	November 23	Source	Pricefinder.com.au

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

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
1 1025 Lancefield – Tooborac Road, Nulla Vale	$ 1,800,000	16th May 2023
2 77 Pyalong Road, Lancefield	$ 1,300,000	30th Nov 2022
3 995 Lancefield – Tooborac Road, Nulla Vale	$ 2,210,000	25th April 2023

OR

B 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: 22nd November 2023