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 Including suburb or locality and postcode	159 Nankervis Road, Mandurang Vic 3551

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	$650,000	&	$700,000

Median sale price

Median price	$715,000	Property type	*House*	Suburb	Mandurang
Period - From	30/09/2020	to	29/09/2021	Source	REIV

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
254 Cahills Road, Mandurang Vic 3551	$715,000	15/12/2020
693 Diamond Hill Road, Mandurang 3551	$707,000	07/04/2021
255 Cahills Road, Mandurang Vic 3551	$675,000	15/03/2021

This Statement of Information was prepared on: 30/09/2021