# 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<br>Including suburb and postcode | 595 Staughton Vale Road, Staughton Vale, VIC 3340 |

## Indicative selling price

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

| | | | | | |
|---|---|---|---|---|---|
| Single price | | or range between | $1,295,000 | & | $1,395,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $ 0 | Property type | House | Suburb | STAUGHTON VALE |
| Period - From | 14/04/2023 | to | 13/10/2024 | Source | core_logic |

## Comparable property sales

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 eighteen months.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |

This Statement of Information was prepared on: 14/10/2024

CONSUMER AFFAIRS VICTORIA