BRAD TEAL
CONSIDER IT DONE

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STATEMENT OF INFORMATION

Prepared on 29 Apr 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

1404 Three Chain Road Cobaw VIC 3442

4 2 2

Indicative Selling Price

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

Single Price $1,395,000

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

These are the 3 properties sold within 5 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.



556 Boundary Road Rochford VIC 3442

3 2 -

Sold Price **$1,315,000** Sold Date **17-Apr-18**

Distance **5.6km**



255 Kerrie Road Romsey VIC 3434

4 2 2

Sold Price **$1,665,000** Sold Date **15-Jun-18**

Distance **11.64km**



838 Rochford Road Rochford VIC 3442

4 2 2

Sold Price **$1,335,000** Sold Date **12-Dec-18**

Distance **4.74km**

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

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