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	90 Mount Glasgow Road Mount Glasgow VIC 3371

Indicative selling price

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

Single price	$349,000	or range between	$*	&	$

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

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
150 Wattle Gully Road Dunach VIC 3371	$328,000	10/08/2020
95 Cobbs Road Mount Glasgow VIC 3371	$380,00	19/01/2021
85 Fells Gully Road Mount Glasgow VIC 3371	$333,000	07/07/2020

This Statement of Information was prepared on: 05/11/2021