

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

816 Caramut Road, MAILORS FLAT, VIC, 3275

Indicative selling price

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

Single price

\$ 425,000

or range between

\$

&

\$

Median sale price

Median price

\$

House

X

Unit

Suburb
or locality

MAILORS FLAT

Period - From

01/06/2017

to

01/06/2018

Source

APM PriceFinder

Comparable property sales

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
425 IBBS LANE, MAILORS FLAT VIC 3275	\$ 290,000	22/06/2018
574 HOPKINS HIGHWAY, BUSHFIELD VIC 3281	\$ 450,000	21/09/2017
156 BRIDGE ROAD, WOODFORD VIC 3281	\$ 385,000	10/01/2018