

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

55 Snowgum Road, Dereel Vic 3352

Indicative selling price

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

Single price

\$*

or range between

\$290,000

&

\$310,000

Median sale price

Median price

\$

*House

*Unit

Suburb
or locality

Period - From

to

Source

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
15 Leigh Court, Dereel Vic 3352	\$335,000	23/01/2018
39 Battery Road, Dereel Vic 3352	\$320,000	21/12/2017
145 Dereel Rokewood Junction Road, Dereel Vic. 3352	\$295,000	12/06/2018