

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

12 Military Bypass Road, Armstrong 3377

Indicative selling price

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

Single price \$350,000

or range between

&

Median sale price

Median price

\$*

*House

*Unit

Suburb
or locality

Period - From

to

Source

Comparable property sales

A* * Due to the nature of the property the agent reasonably believes that fewer than 3 comparable properties have been listed/sold within a five-kilometre radius in the last 18 months.

**“This advice does not form part of this Statement of Information * 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), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. “*