

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

### Median sale price\*

Median price  Property Type  Suburb

Period - From  to  Source

### Comparable property sales (\*Delete A or B below as applicable)

**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
1	145 Cornwells Rd RIVERSLEA 3860	\$442,000	30/10/2019
2	405 Cornwells Rd RIVERSLEA 3860	\$440,000	04/06/2018
3	402 Vardys Rd RIVERSLEA 3860	\$405,000	17/12/2018

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

\* 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.



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**Property Type:** House  
**Land Size:** 5058 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$450,000  
**No median price available**

## Comparable Properties



**145 Cornwells Rd RIVERSLEA 3860 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$442,000  
**Method:** Private Sale  
**Date:** 30/10/2019  
**Property Type:** House - Semi-detached

**405 Cornwells Rd RIVERSLEA 3860 (VG)**

**Agent Comments**

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**Price:** \$440,000  
**Method:** Sale  
**Date:** 04/06/2018  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 8093 sqm approx



**402 Vardys Rd RIVERSLEA 3860 (REI/VG)**

**Agent Comments**

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**Price:** \$405,000  
**Method:** Private Sale  
**Date:** 17/12/2018  
**Rooms:** 9  
**Property Type:** House  
**Land Size:** 7728 sqm approx