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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 80 Wallace Street
Apsley VIC 3319
Including suburb or
locality and postcode

Indicative selling price

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

Single price \$150,000 or range between \$* & \$

Median sale price

Median price \$160,000 Property Type House Suburb or Locality Apsley
Period - From 1st July 2020 to 20th June 2021 Source Pricefinder

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 3 Laidlaw Street	\$172,000	27/09/2021
2 2265 Wimmera Highway	\$150,000	20/07/2021
3 58 Wallace Street Apsley	\$125,000	12/03/2021

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: 09/12/2021