

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Prepared 30<sup>th</sup> August 2023

Sections 47AF of the *Estate Agents Act 1980*

60 ARMYTAGE STREET WINCHELSEA VIC 3241

**Indicative selling price**

Range between  &

**Median sale price**

Median price  House  Suburb or locality   
 Period - From  to  Source

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

~~A\* These are the three properties sold within two kilometres of the property for sale in the last eighteen 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

**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.~~