

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 10 Mia Street, Sale

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 \$* or range between \$560,000 & \$580,000

Median sale price

Median price \$487,500 Property Type House Suburb or Locality Sale

Period - From April 2024 to March 2025 Source realestate.com.au

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 6 Stuart Place, Sale	\$560,000	26th NOV 2024
2 34 Woondella Bld, Sale	\$505,000	7th FEB 2025
3 156A PATTEN STREET SALE	\$520,000	26th NOV 2025

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: 30th APRIL 2025