Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale				
131 Shannons Lane, Kerrie, 3434				
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
\$2,960,000	or range between		&	
Median sale price				
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), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980				
Comparable property sales				
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: 27 th June 2025				
	ice ice see consumer.vic \$2,960,000 e median sale price: formation was prepar suburb or locality in wedian sale price that metals are setres of the property for the property f	ice ice see consumer.vic.gov.au/underquotin \$2,960,000 or range between e median sale price: formation was prepared, publicly available suburb or locality in which the property of edian sale price that met the requirements ty sales 's representative reasonably believes that etres of the property for sale in the last 18	ice ice see consumer.vic.gov.au/underquoting \$2,960,000 or range between e median sale price: formation was prepared, publicly available information provice suburb or locality in which the property offered for sale is situated an sale price that met the requirements of section 47AF (2 ty sales 's representative reasonably believes that fewer than three centers of the property for sale in the last 18 months.	ice ice see consumer.vic.gov.au/underquoting \$2,960,000 or range between & e median sale price: Iformation was prepared, publicly available information providing median sale suburb or locality in which the property offered for sale is situated, and our section sale price that met the requirements of section 47AF (2)(b) of the Estate ty sales It's representative reasonably believes that fewer than three comparable properties of the property for sale in the last 18 months.

