Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 382 Sellwoods Road, Learmonth Vic 3352

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Hou	se		Suburb	Learmonth
Period - From	10/06/2024	to	09/06/2025		So	urce	Property	/ Data

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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

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 eighteen months.

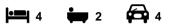
This Statement of Information was prepared on:

10/06/2025 11:50









Property Type: House Land Size: 39984.36 Approx sqm approx Agent Comments

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** 10/06/2024 - 09/06/2025: \$580,000

Comparable Properties

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 eighteen months.

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