## Statement of Information

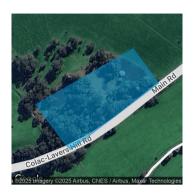
## Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property offered for s	sale		
Address Including suburb or locality and postcode	2390 Colac-lavers Hill Road, Gellibrand Vic 3239		
Indicative selling price	ce control of the con		
For the meaning of this price see consumer.vic.gov.au/underquoting			
Single price \$350,	000		
Median sale price*			
Median price	Property Type Subu	Gellibrand	
Period - From	to Source		
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- 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
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:		21/07/2025 14:11	
prices of residential prop	f Information was prepared, publicly available informonty in the suburb or locality in which the property or did not provide a median sale price that met the rests Act 1980.	offered for sale is	s situated, and









Indicative Selling Price \$350,000 No median price available

## 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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