

# 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  
Including suburb or locality and postcode

35 Hinds Road, Birregurra Vic 3242
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$600,000
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 & 

\$660,000
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### Median sale price

Median price 

\$125,000
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 House 

X
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 Suburb or locality 

Birregurra
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Period - From 

01/01/2017
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 to 

31/12/2017
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 Source 

APM Pricerfinder
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### 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.