



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	240 Old Callignee Road, Callignee Vic 3844
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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 two kilometres of the property for sale in the last six months.



 4  3 

Rooms:
Property Type: Hobby Farm < 20 ha
Land Size: 22730 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000

There are NO properties within a 5km radius of this home to compare it to. This is a custom built Harkaway home, built approximately 7 years ago, to the highest specifications. The house itself is on 5.5acres with its own dam and pump and emergency fire eradication system installed on the roof. It is very unique and bespoke , with a fully landscaped yard and room for caravans boats and trucks.

Comparable Properties



465 Traralgon Balook Rd CALLIGNEE 3844 **Agent Comments**
(REI)

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Price: \$349,000
Method: Private Sale
Date: 03/08/2017
Rooms: -
Property Type: Land
Land Size: 275196 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months. There are NO properties within a 5km radius of this home to compare it to. This is a custom built Harkaway home, built approximately 7 years ago, to the highest specifications. The house itself is on 5.5acres with its own dam and pump and emergency fire eradication system installed on the roof. It is very unique and bespoke , with a fully landscaped yard and room for caravans boats and trucks.