

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

148 House Lane, Sandon Vic 3462

Indicative selling price

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

Single price \$650,000

Median sale price*

Median price \$626,000

Property Type House

Suburb Sandon

Period - From 22/01/2020

to 15/12/2020

Source Pdol

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 18 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 | 87 McPhersons La YANDOIT 3461 | \$700,000 | 02/12/2020 |
| 2 | 174 Jones And Reeces Rd CLYDESDALE 3461 | \$626,000 | 04/11/2019 |
| 3 | 68 Sandon Clydesdale Rd SANDON 3462 | \$505,000 | 14/02/2020 |

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 18 months.~~

This Statement of Information was prepared on:

15/12/2020 11:05

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Property Type: Mixed
Farming/Grazing (without structural improvements)
Land Size: 17760000 sqm approx
Agent Comments

Indicative Selling Price
\$650,000

Median House Price *
22/01/2020 - 15/12/2020: \$626,000
* Agent calculated median based on 3 sales

Comparable Properties



87 McPhersons La YANDOIT 3461 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 02/12/2020
Property Type: House
Land Size: 43100 sqm approx



174 Jones And Reeces Rd CLYDESDALE 3461 (VG)

Agent Comments



Price: \$626,000
Method: Sale
Date: 04/11/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 57850 sqm approx



68 Sandon Clydesdale Rd SANDON 3462 (REI)

Agent Comments



Price: \$505,000
Method: Private Sale
Date: 14/02/2020
Rooms: 5
Property Type: House
Land Size: 4046 sqm approx