

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

Indicative selling price

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

Single price

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	25 Bassett Rd MUCKLEFORD SOUTH 3462	\$750,000	13/12/2018
2	60 Vaughan Springs Rd YAPEEN 3451	\$635,000	28/12/2018
3	48 Ranters Gully Rd MUCKLEFORD 3451	\$560,000	18/01/2019

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type: Hobby Farm < 20
ha (Rur)
Land Size: 73200 sqm approx
Agent Comments

Indicative Selling Price
\$650,000
No median price available

Comparable Properties



25 Bassett Rd MUCKLEFORD SOUTH 3462 Agent Comments
(REI/VG)



Price: \$750,000
Method: Private Sale
Date: 13/12/2018
Rooms: -
Property Type: House
Land Size: 40000 sqm approx



60 Vaughan Springs Rd YAPEEN 3451 Agent Comments
(REI/VG)



Price: \$635,000
Method: Private Sale
Date: 28/12/2018
Rooms: 6
Property Type: House
Land Size: 4292 sqm approx



48 Ranters Gully Rd MUCKLEFORD 3451 (REI) Agent Comments



Price: \$560,000
Method: Private Sale
Date: 18/01/2019
Rooms: 6
Property Type: House
Land Size: 40470 sqm approx