

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

703 Watsons Road, Baringhup Vic 3463

Indicative selling price

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

Single price \$655,000

Median sale price*

Median price

Property Type

Suburb

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 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	24 Back Cairn Curran Rd BARINGHUP 3463	\$710,000	17/05/2018
2	121 Green Hill Bridge Rd TARRENGOWER 3463	\$632,500	24/05/2018
3	407 Bridgewater Maldon Rd TARRENGOWER 3463	\$580,000	03/06/2019

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:

16/09/2019 15:38

* 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.



2 1 10

Rooms: 4
Property Type: Rural Lifestyle
Land Size: 550000 sqm approx
Agent Comments

Indicative Selling Price
\$655,000
No median price available

Comparable Properties



24 Back Cairn Curran Rd BARINGHUP 3463 (VG)

Agent Comments

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Price: \$710,000
Method: Sale
Date: 17/05/2018
Property Type: Sheep and Cattle
Land Size: 503800 sqm approx



121 Green Hill Bridge Rd TARRENGOWER 3463 (VG)

Agent Comments

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Price: \$632,500
Method: Sale
Date: 24/05/2018
Property Type: Sheep and Cattle
Land Size: 465300 sqm approx

407 Bridgewater Maldon Rd TARRENGOWER 3463 (VG)

Agent Comments

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Price: \$580,000
Method: Sale
Date: 03/06/2019
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx