

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

36 Reillys Road, Neilborough Vic 3570

Indicative selling price

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

Single price \$180,000

Median sale price

Median price \$165,000

Property Type Vacant land

Suburb Neilborough

Period - From 20/05/2020

to 19/05/2021

Source REIV

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	94 Pierces Rd SEBASTIAN 3556	\$135,000	28/11/2019
2	177 Bassett Rd SEBASTIAN 3556	\$184,000	19/01/2021
3	258 Engi Rd NEILBOROUGH 3570	\$200,000	08/10/2020

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:

20/05/2021 08:39



Property Type:
Agent Comments

Indicative Selling Price
\$180,000

Median Land Price
20/05/2020 - 19/05/2021: \$165,000

Comparable Properties

94 Pierces Rd SEBASTIAN 3556 (VG)

Agent Comments



Price: \$135,000
Method: Sale
Date: 28/11/2019
Property Type: Hobby Farm < 20 ha
Land Size: 80862 sqm approx

177 Bassett Rd SEBASTIAN 3556 (VG)

Agent Comments



Price: \$184,000
Method: Sale
Date: 19/01/2021
Property Type: Hobby Farm < 20 ha
Land Size: 70412 sqm approx



258 Engi Rd NEILBOROUGH 3570 (VG)

Agent Comments



Price: \$200,000
Method: Sale
Date: 08/10/2020
Property Type: Hobby Farm < 20 ha
Land Size: 80900 sqm approx