

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

29 Freshwaters Road, Kilmany Vic 3851

Indicative selling price

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

Range between

\$525,000

&

\$575,000

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	204 Soldiers Rd NAMBROK 3847	\$650,000	12/10/2020
2	36 Mount View Rd WURRUK 3850	\$580,000	18/06/2020
3	57 Sale Heyfield Rd FULHAM 3851	\$565,000	05/03/2020

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:

19/03/2021 12:52

* 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.

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Indicative Selling Price

\$525,000 - \$575,000

No median price available



Property Type: Hobby Farm < 20 ha

Land Size: 124544 sqm approx

Agent Comments

Comparable Properties



204 Soldiers Rd NAMBROK 3847 (VG)

Agent Comments



Price: \$650,000

Method: Sale

Date: 12/10/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 78000 sqm approx



36 Mount View Rd WURRUK 3850 (REI/VG)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 18/06/2020

Rooms: 10

Property Type: House

Land Size: 8800 sqm approx



57 Sale Heyfield Rd FULHAM 3851 (REI/VG)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 05/03/2020

Rooms: 10

Property Type: House

Land Size: 39474 sqm approx