

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

76 Woolnoughs Road, Porcupine Ridge Vic 3461

Indicative selling price

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

Single price \$1,395,000

Median sale price*

Median price

Property Type

Suburb

Porcupine Ridge

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 eighteen 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 Gooch Ct WHEATSHEAF 3461	\$1,400,000	07/02/2020
2	65 Woolnoughs Rd PORCUPINE RIDGE 3461	\$1,317,000	27/09/2020
3			

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 eighteen months.~~

This Statement of Information was prepared on:

20/02/2021 09:23

* 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.

76 Woolnoughs Road, Porcupine Ridge Vic 3461

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Indicative Selling Price
\$1,395,000
No median price available



4 2 3+

Property Type: House
Land Size: 16190 sqm approx
Agent Comments

Comparable Properties



25 Gooch Ct WHEATSHEAF 3461 (REI/VG)

Agent Comments

4 4 4

Price: \$1,400,000
Method: Private Sale
Date: 07/02/2020
Property Type: House
Land Size: 14272 sqm approx



65 Woolnoughs Rd PORCUPINE RIDGE 3461 (REI/VG)

Agent Comments

3 2 2

Price: \$1,317,000
Method: Private Sale
Date: 27/09/2020
Property Type: House
Land Size: 14200 sqm approx

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 eighteen months.

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