

# 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

952 Basalt Road, Shepherds Flat Vic 3461

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$575,000

&

\$625,000

### 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	329 Hepburn newstead Rd SHEPHERDS FLAT 3461	\$920,000	05/02/2019
2	75 Sawpit Gully Rd MOUNT FRANKLIN 3461	\$825,000	12/06/2019
3	82 Charlies Rd ELEVATED PLAINS 3461	\$735,000	16/09/2018

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:

19/09/2019 12:11

\* 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.



3 1 4

**Rooms:** 5

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 191400 sqm approx

Agent Comments

**Indicative Selling Price**  
\$575,000 - \$625,000  
**No median price available**

## Comparable Properties



**329 Hepburn newstead Rd SHEPHERDS FLAT 3461 (REI/VG)** Agent Comments

4 3 2

**Price:** \$920,000

**Method:** Private Sale

**Date:** 05/02/2019

**Property Type:** House

**Land Size:** 58899 sqm approx



**75 Sawpit Gully Rd MOUNT FRANKLIN 3461 (REI/VG)** Agent Comments

2 1 3

**Price:** \$825,000

**Method:** Private Sale

**Date:** 12/06/2019

**Property Type:** House

**Land Size:** 60705 sqm approx



**82 Charles Rd ELEVATED PLAINS 3461 (VG)** Agent Comments

4 - -

**Price:** \$735,000

**Method:** Sale

**Date:** 16/09/2018

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 79766 sqm approx