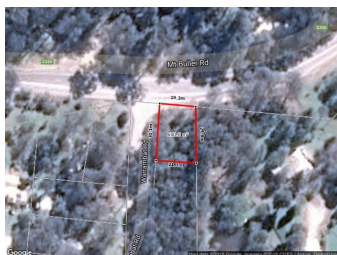


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



LOT 1 MT BULLER ROAD, SAWMILL



Indicative Selling Price

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

Single Price: **\$69,000**

MEDIAN SALE PRICE



SAWMILL SETTLEMENT, VIC, 3723

Suburb Median Sale Price (Vacant Land)

\$79,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



45 WARRAMBAT RD, SAWMILL SETTLEMENT,



Sale Price

\$80,000

Sale Date: 26/02/2017

Distance from Property: 673m



40 ROSELLA ST, SAWMILL SETTLEMENT, VIC



Sale Price

\$80,000

Sale Date: 25/07/2017

Distance from Property: 478m



44 WARRAMBAT RD, SAWMILL SETTLEMENT,



Sale Price

***\$75,000**

Sale Date: 14/08/2017

Distance from Property: 679m



This report has been compiled on 07/02/2018 by Mark Adams Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

LOT 1 MT BULLER ROAD, SAWMILL SETTLEMENT, VIC 3723

Indicative selling price

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

Single Price:

\$69,000

Median sale price

Median price

\$79,000

House

Unit


Suburb

SAWMILL
SETTLEMENT

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
45 WARRAMBAT RD, SAWMILL SETTLEMENT, VIC 3723	\$80,000	26/02/2017
40 ROSELLA ST, SAWMILL SETTLEMENT, VIC 3723	\$80,000	25/07/2017
44 WARRAMBAT RD, SAWMILL SETTLEMENT, VIC 3723	*\$75,000	14/08/2017