

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 55 Big Pats Creek Road, Big Pats Creek Vic 3799

Indicative selling price

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

Single price \$850,000

Median sale price

Median price House Unit Suburb Big Pats Creek
Period - From to Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

55 Big Pats Creek Road, Big Pats Creek Vic 3799



Team Yarra Valley

03 5967 1800

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Indicative Selling Price

\$850,000



Rooms:

Property Type: House/Acreage

Land Size: 84506 sqm approx

Agent Comments

There was not enough data to provide a median price.

Comparable Properties



270 Riverside Dr WARBURTON 3799 (REI)

Agent Comments



Price: \$905,000

Method: Private Sale

Date: 22/07/2017

Rooms: 4

Property Type: House

Land Size: 80940 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.