

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

Lot 20 Axedale-goornong Road, Axedale Vic 3551

Indicative selling price

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

Single price \$450,000

Median sale price

Median price \$300,000

Property Type Vacant land

Suburb Axedale

Period - From 10/03/2021

to

09/03/2022

Source REIV

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	154 Caleana Rd JUNORTOUN 3551	\$450,000	30/06/2021
2	Mcivor Hwy LONGLEA 3551	\$425,000	08/10/2020
3	74 Maggs La LONGLEA 3551	\$410,000	29/01/2021

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:

10/03/2022 14:32



Property Type:
Agent Comments

Indicative Selling Price
\$450,000
Median Land Price
10/03/2021 - 09/03/2022: \$300,000

Comparable Properties

154 Caleana Rd JUNORTOUN 3551 (VG)

Agent Comments



Price: \$450,000
Method: Sale
Date: 30/06/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20017 sqm approx

Mcivor Hwy LONGLEA 3551 (VG)

Agent Comments



Price: \$425,000
Method: Sale
Date: 08/10/2020
Property Type: Mixed Farming (Rur)
Land Size: 80000 sqm approx

74 Maggs La LONGLEA 3551 (VG)

Agent Comments



Price: \$410,000
Method: Sale
Date: 29/01/2021
Property Type: Mixed Farming/Grazing (with structural improvements)
Land Size: 670000 sqm approx