

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

966 Brandy Creek Road, Rokeby Vic 3821

Indicative selling price

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

Range between \$1,299,000

&

\$1,399,000

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	936 Old Sale Rd BULN BULN 3821	\$1,400,000	08/04/2021
2	19 Old Sale Rd BULN BULN 3821	\$1,320,000	30/01/2021
3	107 Hopetoun Rd DROUIN 3818	\$1,310,000	06/06/2020

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:

12/07/2021 12:12

* 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.

966 Brandy Creek Road, Rokeby Vic 3821



4 2 2

Rooms: 6

Property Type: House (Res)

Land Size: 4047 sqm approx

Agent Comments

Indicative Selling Price
\$1,299,000 - \$1,399,000
No median price available

Comparable Properties



936 Old Sale Rd BULN BULN 3821 (VG)

Agent Comments

4 - -

Price: \$1,400,000

Method: Sale

Date: 08/04/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10050 sqm approx



19 Old Sale Rd BULN BULN 3821 (VG)

Agent Comments

3 - -

Price: \$1,320,000

Method: Sale

Date: 30/01/2021

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 5461 sqm approx

107 Hopetoun Rd DROUIN 3818 (VG)

Agent Comments

4 - -

Price: \$1,310,000

Method: Sale

Date: 06/06/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 6175 sqm approx

Account - Biggin & Scott | P: 03 5628 1493