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.a	u/underquoting				
Range betweer	\$1,299,000	&	\$1,399,000				
Median sale price*							
Median price		Property Type	Suburb Rokeby				
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.

Add	dress 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.

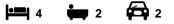
This Statement of Information was prepared on:

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.







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)



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

Agent Comments



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



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





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.