Statement of Information

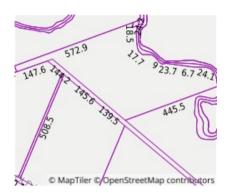
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Prope | erty offered for | sale | | | | | | | | |
|---|---|-----------|--------|-------------------------------------|--------------|--------|-----------|------------------|--------------|--|
| Address Including suburb or locality and postcode | | 33 3.4 | Mill F | Road, Bannockt | ourn Vic 333 | 1 | | | | |
| Indica | ntive selling pri | ce | | | | | | | | |
| For the | e meaning of this | price see | con | sumer.vic.gov.a | ıu/underquo | ting | | | | |
| S | Single price \$750 | ,000 | | | | | | | | |
| Media | n sale price | | | | | | | | | |
| Median price \$371,000 Property Type Vacant land | | | | | | Suburb | Bannockbu | rn | | |
| Perio | od - From 06/03/ | 2019 | to | 05/03/2020 | So | ource | REIV | | | |
| Comp | arable propert | y sales | (*De | lete A or B be | elow as ap | plica | ble) | | | |
| A* | These are the three properties sold within five kilometres of the property for sale in the last- eighteen months that the estate agent or agent's representative considers to be most comparable- to the property for sale. | | | | | | | | | |
| Address of comparable property | | | | | | | Pı | rice | Date of sale | |
| 1 | | | | | | | | | | |
| 2 | | | | | | | | | | |
| 3 | | | | | | | | | | |
| OR | | | | | | | | | | |
| B* | • | _ | | epresentative re ve kilometres o | • | | | | • | |
| | This Statement of Information was prepared on: | | | | | | on: | 06/03/2020 11:11 | | |









Land Size: 152900 sqm approx

Agent Comments

Indicative Selling Price \$750,000 **Median Land Price** 06/03/2019 - 05/03/2020: \$371,000

Comparable Properties

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 eighteen months.

Account - Charles Stewart & Co | P: 03 52315400 | F: 03 52313160



