



STATEMENT OF INFORMATION

Prepared on 15 Jul 2019

Sean Sabell

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Section 47AF of the Estate Agents Act 1980

FARM Offered for Sale

475 Bellbird Road Clifton Creek VIC 3875

3 2 -

Indicative Selling Price

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

Single Price \$625,000

Median Sale Price

Important advice about the median sale price: 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*.

Comparable Property Sales

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.



760 Waterholes Road Clifton Creek VIC 3875

5 2 2

Sold Price \$585,000

Sold Date 13-Jul-18

Distance 0.72km



500-510 Bellbird Road Clifton Creek VIC 3875

3 1 1

Sold Price

\$475,000

Sold Date 22-Aug-18

Distance 0.84km

RS = Recent sale

UN = Undisclosed Sale

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665 Deptford Road Clifton Creek VIC 3875

Sold Price

\$585,000

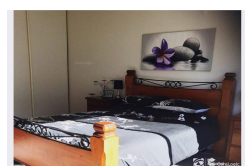
Sold Date

18-Dec-18

 3  2  2

Distance

4.61km



5 Pheasant Track Granite Rock VIC 3875

Sold Price

\$535,000

Sold Date

08-Aug-18

 3  2  1

Distance

5.61km



76 Eleven Mile Road Sarsfield VIC 3875

Sold Price

\$565,000

Sold Date

19-Feb-18

 4  2  3

Distance

6.88km

RS = Recent sale

UN = Undisclosed Sale

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