

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

262 Tippetts Road, Dereel Vic 3352

Indicative selling price

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

Single price \$99,000

Median sale price*

Median price \$180,000 House X Unit Suburb or locality Dereel

Period - From 21/02/2018 to 21/02/2019 Source RE.com

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 eighteen 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		
2		
3		

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 eighteen months.

262 Tippetts Road, Dereel Vic 3352



Troy Anwyl
04379862045
troy@ballaratpropertygroup.com



Rooms:

Property Type: Mixed

Farming/Grazing (without structural improvements)

Land Size: 40500 sqm approx

Agent Comments

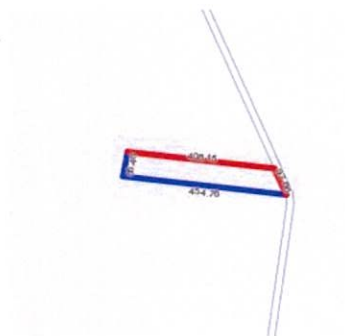
Indicative Selling Price

\$119,000

Median House Price *

21/02/2018 - 21/02/2019: \$180,000

* Agent calculated median



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.