

## 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

105 Haddon-preston Hill Road, Haddon Vic 3351

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$549,000

&

\$559,000

#### Median sale price

Median price \$462,500

House

X

Unit

Suburb or locality

Haddon

Period - From 01/04/2017

to

31/03/2018

Source REIV

#### 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	446 Wilsons Rd HADDON 3351	\$650,000	19/02/2018
2	496 Wilsons Rd HADDON 3351	\$530,000	29/11/2016
3	22 Stephen St HADDON 3351	\$410,000	30/05/2017

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.



4   2   2

**Rooms:**

**Property Type:** Misc  
Improvements Rural (no dwelling)

**Land Size:** 20080 sqm approx

Agent Comments

**Indicative Selling Price**

\$549,000 - \$559,000

**Median House Price**

Year ending March 2018: \$462,500

## Comparable Properties



**446 Wilsons Rd HADDON 3351 (VG)**

Agent Comments

4   -   -

**Price:** \$650,000

**Method:** Sale

**Date:** 19/02/2018

**Rooms:** -

**Property Type:** Misc Improvements Rural (no dwelling)

**Land Size:** 21910 sqm approx



**496 Wilsons Rd HADDON 3351 (REI/VG)**

Agent Comments

3   -   -

**Price:** \$530,000

**Method:** Private Sale

**Date:** 29/11/2016

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 21910 sqm approx



**22 Stephen St HADDON 3351 (REI/VG)**

Agent Comments

3   2   4

**Price:** \$410,000

**Method:** Private Sale

**Date:** 30/05/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 20234 sqm approx