

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 and
postcode

199 Russells Road Mailors Flat VIC 3275

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$420,000

or range
between

&

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 (*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.

Address of comparable property

Price

Date of sale

229 Russells Road Mailors Flat VIC 3275	\$365,000	08-Feb-19
30 Shady Lane Mailors Flat VIC 3275	\$425,000	16-Sep-19
188 Bridge Road Woodford VIC 3281	\$430,000	16-Nov-19

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: 03 April 2020

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229 Russells Road Mailors Flat VIC 3275

 2  1  2

Sold Price

\$365,000

Sold Date

08-Feb-19

Distance

0.34km



30 Shady Lane Mailors Flat VIC 3275

 4  1  2

Sold Price

\$425,000

Sold Date

16-Sep-19

Distance

1.13km



188 Bridge Road Woodford VIC 3281

 4  2  3

Sold Price

\$430,000

Sold Date

16-Nov-19

Distance

4.13km

Notes from your agent

A very nice property. This one didn't take too long to sell. It's on a smaller block than yours but it has the extra bathroom and is a little more modern.

RS = Recent sale

UN = Undisclosed Sale

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