

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1115 DICKINS ROAD, FRESHWATER**

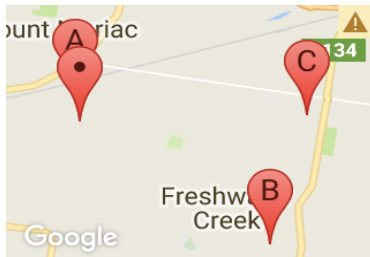
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**Indicative Selling Price**

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

**Price Range: \$1,565,000 to \$1,700,000**

## MEDIAN SALE PRICE



**FRESHWATER CREEK, VIC, 3217**

**Suburb Median Sale Price (Vacant Land)**

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



**240 HUNTS RD, MORIAC, VIC 3240**

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**Sale Price**

**\$4,010,000**

Sale Date: 15/10/2017

Distance from Property: 799m



**135 LOUITT BAY RD, FRESHWATER CREEK,**

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**Sale Price**

**\$1,225,000**

Sale Date: 17/12/2016

Distance from Property: 6.1km



**25 HARDINGS RD, FRESHWATER CREEK, VIC**

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**Sale Price**

**\$1,200,000**

Sale Date: 18/11/2016

Distance from Property: 5.9km



This report has been compiled on 24/05/2018 by Condie & Co Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

1115 DICKINS ROAD, FRESHWATER CREEK, VIC 3217

Indicative selling price

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

Price Range:

\$1,565,000 to \$1,700,000

Median sale price

Median price

House

Unit


Suburb

FRESHWATER CREEK

Period

01 April 2017 to 31 March 2018

Source



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.

Address of comparable property	Price	Date of sale
240 HUNTS RD, MORIAC, VIC 3240	\$4,010,000	15/10/2017
135 LOUITT BAY RD, FRESHWATER CREEK, VIC 3217	\$1,225,000	17/12/2016
25 HARDINGS RD, FRESHWATER CREEK, VIC 3217	\$1,200,000	18/11/2016