

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

341 Mollongghip Road, Mollongghip Vic 3352

Indicative selling price

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

Range between \$475,000

&

\$495,000

Median sale price

Median price

House

Unit

Suburb or locality

Mollongghip

Period - From

to

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	Powells Rd CLARKES HILL 3352	\$485,000	28/04/2017
2	85 Back Settlement Rd KORWEINGUBOORA 3461	\$479,000	28/01/2017
3	728 Bungaree Wallace Rd WALLACE 3352	\$431,000	20/04/2017

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.~~

341 Mollongghip Road, Mollongghip Vic 3352

Sean Toohey

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Indicative Selling Price

\$475,000 - \$495,000



 3  - 

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 8916 sqm approx

Agent Comments

Comparable Properties

Powells Rd CLARKES HILL 3352 (VG)

Agent Comments

 3  - 

Price: \$485,000

Method: Sale

Date: 28/04/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4047 sqm approx



85 Back Settlement Rd KORWEINGUBOORA 3461 (VG)

Agent Comments

 3  - 

Price: \$479,000

Method: Sale

Date: 28/01/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 7107 sqm approx



728 Bungaree Wallace Rd WALLACE 3352 (REI/VG)

Agent Comments

 3  2  2

Price: \$431,000

Method: Private Sale

Date: 20/04/2017

Rooms: 5

Property Type: House

Land Size: 4000 sqm approx