

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

409 State Forest Road, Ross Creek Vic 3351

Indicative selling price

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

Range between \$445,000 & \$455,000

Median sale price

Median price \$650,000 Property Type House Suburb Ross Creek

Period - From 16/04/2020 to 15/04/2021 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 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
1	59 Woodland Dr SCARSDALE 3351	\$550,000	01/09/2020
2	306 State Forest Rd ROSS CREEK 3351	\$480,000	05/11/2020
3	150 Woodland Dr SCARSDALE 3351	\$450,000	05/08/2020

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:

16/04/2021 18:46



Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20200 sqm approx

Agent Comments

Comparable Properties



59 Woodland Dr SCARSDALE 3351 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 01/09/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 20200 sqm approx



306 State Forest Rd ROSS CREEK 3351 (VG)

Agent Comments



Price: \$480,000

Method: Sale

Date: 05/11/2020

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 19782 sqm approx



150 Woodland Dr SCARSDALE 3351 (REI/VG)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 05/08/2020

Property Type: House

Land Size: 20235 sqm approx