Statement of Information

Property offered for sale

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb or locality and postcode 4 Pronk Track, Newbury Vic 3458		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Single price \$1,495,000		
Median sale price*		
Median price Property Type Subt	Newbury	
Period - From to Source		
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 20 Donald La NEWBURY 3458	\$1,200,000	10/09/2019
2		
3		
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.		
This Statement of Information was prepared on:		20 15:22
* 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.		





Ceri Spain 03 5424 1866 0437 730 220 ceri.spain@belleproperty.com

> **Indicative Selling Price** \$1,495,000 No median price available





Property Type: House (Res) Land Size: 153781 sqm approx

Agent Comments

Off Grid Architect Designed Home



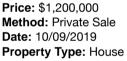
Comparable Properties



20 Donald La NEWBURY 3458 (REI/VG)



Agent Comments



Land Size: 40000 sqm approx

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.

Account - Belle Property Trentham | P: 03 5424 1866



