

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

79 Station Road Bruthen VIC 3885

Indicative selling price

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

Single Price

\$369,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$223,000

Property type

House

Suburb

Bruthen

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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

49 Chambers Road Bruthen VIC 3885	\$385,000	14-Jan-19
42 Nicholson Creek Road Wiseleigh VIC 3885	\$328,000	23-Jan-19
37 Giles Street Wiseleigh VIC 3885	\$330,000	14-Aug-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.~~

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49 Chambers Road Bruthen VIC 3885

Sold Price **\$385,000** Sold Date **14-Jan-19**

3 2 1

Distance **2.07km**



42 Nicholson Creek Road Wiseleigh VIC 3885

Sold Price **\$328,000** Sold Date **23-Jan-19**

4 1 1

Distance **2.22km**

Notes from your agent

Set on a picturesque 5,000m2 block with panoramic rural views over the surrounding farmland, 4 bedrooms, spacious lounge room, quality kitchen with adjoining meals area and stylish country bathroom. Split system heating/cooling and wood heater. Beautiful alfresco area plus a second gazebo/undercover bbq area, beautifully landscaped gardens and a 4 bay shed. Town water, paddock with water trough for stock and a bungalow which can be used for storage.



37 Giles Street Wiseleigh VIC 3885

Sold Price **\$330,000** Sold Date **14-Aug-19**

3 1 3

Distance **1.01km**

RS = Recent sale UN = Undisclosed Sale

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