

## 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 or  
locality and postcode

465 Camerons Creek Road Broadford 3658 Sugarloaf Creek

### Indicative selling price

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

Single price \$\* or range between \$490,000 & \$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$not avail rural \*House x \*Unit Suburb or locality Broadford Sugarloaf Creek

Period - From to Source RP Data

### 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
45 Hamiltons Lane Sugarloaf Creek 3658	\$565,000	9/5/2016
955 Seymour-Pyalong Road Sugarloaf Creek 3658	\$620,000	18/2/2016
260 Dockerys Road Tallarook 3659	\$615,000	23/3/2017

OR

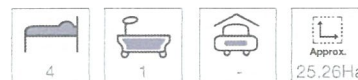
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

## ► SOLD PROPERTIES



### 45 Hamiltons Lane Sugarloaf Creek VIC 3658

Sold Price: \$565,000  
Sold Date: 9 May 2016  
Category: Farm: General  
Lot Plan:



Distance: 3.17km

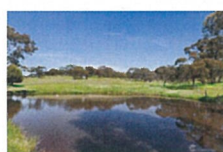


### 955 Seymour-Pyalong Road Sugarloaf Creek VIC 3658

Sold Price: \$620,000  
Sold Date: 18 Feb 2016  
Category: Farm: General  
Lot Plan: 2/LP218480 SUGARLOAF CREEK VIC

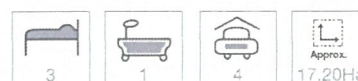


Distance: 4.02km



### 260 Dockerys Road Tallarook VIC 3659

Sold Price: \$615,000  
Sold Date: 23 Mar 2017  
Category: House  
Lot Plan: 5/LP134033 TALLAROOK VIC



Distance: 4.39km