

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

2760 Melba Highway, Castella Vic 3777

Indicative selling price

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

Range between

\$485,000

&

\$510,000

Median sale price*

Median price

Property Type

Suburb

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	100 Banksia Ct, Castella, Vic 3777, Australia	\$330,000	30/03/2021
2	113 Castella Rd CASTELLA 3777	\$200,000	21/03/2020
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:

10/04/2021 16:30

* 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.



Property Type: Mixed
Farming/Grazing (without structural improvements)

Land Size: 40460 sqm approx

Agent Comments

Comparable Properties

100 Banksia Ct, Castella, Vic 3777, Australia (REI)

Agent Comments



Price: \$330,000

Method:

Date: 30/03/2021

Property Type: Land

113 Castella Rd CASTELLA 3777 (REI/VG)

Agent Comments



Price: \$200,000

Method: Private Sale

Date: 21/03/2020

Property Type: Land

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.