

# 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

13 Harkin Court, Alma Vic 3465

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$450,000

&

\$460,000

### 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 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	2 Hall Rd ALMA 3465	\$500,000	26/08/2019
2	22 Tipperary La ALMA 3465	\$436,000	20/07/2020
3	6 Massimo Ct MARYBOROUGH 3465	\$430,000	06/02/2020

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:

22/11/2020 16:22

\* 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.

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**Indicative Selling Price**  
\$450,000 - \$460,000  
**No median price available**



**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 21000 sqm approx  
**Agent Comments**

## Comparable Properties

### 2 Hall Rd ALMA 3465 (VG)

**Agent Comments**



**Price:** \$500,000  
**Method:** Sale  
**Date:** 26/08/2019  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 20200 sqm approx

### 22 Tipperary La ALMA 3465 (VG)

**Agent Comments**



**Price:** \$436,000  
**Method:** Sale  
**Date:** 20/07/2020  
**Property Type:** Hobby Farm < 20 ha (Rur)  
**Land Size:** 18100 sqm approx



### 6 Massimo Ct MARYBOROUGH 3465 (REI/VG)

**Agent Comments**



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 06/02/2020  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 9720 sqm approx