

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

29 Trounces Lane, Mount Egerton Vic 3352

Indicative selling price

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

Range between \$599,000

&

\$650,000

Median sale price*

Median price House Unit Suburb or locality

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	43 Brougham St GORDON 3345	\$672,500	19/10/2018
2	21 Brougham St GORDON 3345	\$663,000	16/11/2018
3	15 Mahers La MOUNT EGERTON 3352	\$600,000	23/02/2018

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.~~

* 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.



Rooms:

Property Type: Hobby Farm < 20 ha

Land Size: 59600 sqm approx

Agent Comments

Indicative Selling Price
\$599,000 - \$650,000
No median price available

Comparable Properties



43 Brougham St GORDON 3345 (VG)

Agent Comments



Price: \$672,500

Method: Sale

Date: 19/10/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 7564 sqm approx



21 Brougham St GORDON 3345 (REI/VG)

Agent Comments



Price: \$663,000

Method: Private Sale

Date: 16/11/2018

Rooms: -

Property Type: Misc Improvements Rural (no dwelling)

Land Size: 40468 sqm approx



15 Mahers La MOUNT EGERTON 3352 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 23/02/2018

Rooms: 4

Property Type: House

Land Size: 77783 sqm approx