

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

1186 Princes Highway, Killarney Vic 3283

Indicative selling price

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

Range between \$220,000

&

\$240,000

Median sale price*

Median price

House

Unit

Suburb or locality

Killarney

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	76 Scotts Rd CROSSLEY 3283	\$355,000	21/02/2017
2	1447 Princes Hwy KILLARNEY 3283	\$350,000	16/11/2017
3	78 Andersons Rd TOWER HILL 3283	\$300,000	22/05/2017

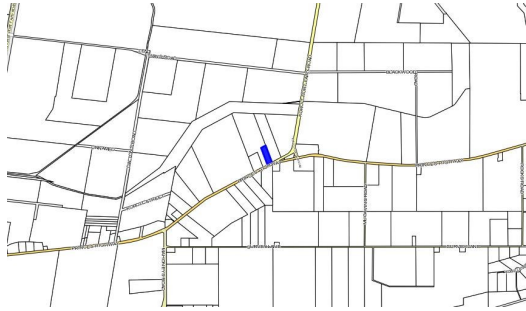
OR

- 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 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.

1186 Princes Highway, Killarney Vic 3283

Daniel Roberts
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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 6843 sqm approx

Agent Comments

Indicative Selling Price
\$220,000 - \$240,000
No median price available

"This advice does not form part of this Statement of Information * Important advice about the Median sale price: 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), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980. "

Comparable Properties

76 Scotts Rd CROSSLEY 3283 (VG)

Agent Comments



Price: \$355,000

Method: Sale

Date: 21/02/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4850 sqm approx

1447 Princes Hwy KILLARNEY 3283 (VG)

Agent Comments



Price: \$350,000

Method: Sale

Date: 16/11/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 4388 sqm approx

78 Andersons Rd TOWER HILL 3283 (VG)

Agent Comments



Price: \$300,000

Method: Sale

Date: 22/05/2017

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 4004 sqm approx