

Helen Newall

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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

185 Browns Road, Dereel Vic 3352

Indicative selling price

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

Single price \$197,500

Median sale price*

Median price House Unit Suburb or locality DereelPeriod - 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	154 Dereel Rokewood Junction Rd DEREEL 3352	\$196,000	10/08/2017
2	38 Bliss Rd DEREEL 3352	\$182,000	20/06/2017
3	Moonlight Rd BERRINGA 3351	\$160,000	26/12/2016

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.

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Indicative Selling Price

\$197,500

No median price available



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Rooms:

Property Type: Hobby Farm < 20 ha

Land Size: 86000 sqm approx

Agent Comments

Comparable Properties

154 Dereel Rokewood Junction Rd DEREEL 3352 (VG)

Agent Comments

3 - -

Price: \$196,000

Method: Sale

Date: 10/08/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 16200 sqm approx

38 Bliss Rd DEREEL 3352 (VG)

Agent Comments

2 - -

Price: \$182,000

Method: Sale

Date: 20/06/2017

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 16200 sqm approx

Moonlight Rd BERRINGA 3351 (VG)

Agent Comments

- - -

Price: \$160,000

Method: Sale

Date: 26/12/2016

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 125179 sqm approx