

## 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

323 Sawmill Road, Springmount Vic 3364

#### Indicative selling price

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

Range between \$800,000

&

\$850,000

#### Median sale price\*

Median price

House

Unit

Suburb or locality

Springmount

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                              |       |              |
| 2                              |       |              |
| 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.

\* 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:** 6

**Property Type:** Horses (Rur)

**Land Size:** 80551 sqm approx

Agent Comments

Offering approx. 20 acres with scattered trees, abundant water and excellent equine infrastructure – this superb lifestyle property is guaranteed to impress! Boasting elevated views overlooking the property and surrounding countryside, the quality home incorporates four bedrooms, two generous living areas, a quality fitted kitchen, ensuite and walk in robe to the master bedroom and double garage with direct home access. Some of the many home features include front and rear verandas, vaulted cathedral ceilings, timber floors, combustion wood heater, four reverse cycle split systems.

## Comparable Properties

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