

## 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

167 Cartons Road, Gordon Vic 3345

#### Indicative selling price

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

Range between \$675,000

&

\$695,000

#### Median sale price

Median price \$560,000

House

X

Unit

Suburb or locality

Gordon

Period - From 01/04/2018

to

31/03/2019

Source REIV

#### 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.~~



**Rooms:**

**Property Type:** Hobby Farm < 20  
ha (Rur)

**Land Size:** 40560 sqm approx

Agent Comments

Located in the sought-after township of Gordon is the beautifully presented 10 acre equine or lifestyle property that is guaranteed to impress. A full size, purpose-built dressage arena is the “jewel in the crown” and is complimented by quality fencing and laneways, a stable complex with three boxes and a tack room, timber round-yard, a large dam plus a 17.6m x 15m lock up shed.

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