

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	le
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Property offere	u ioi sai	e								
Ac Including sub locality andpos	urb or	19 Fishermans Road, Welshmans Reef Vic 3462								
Indicative selling price										
For the meaning	of this pric	e see cor	sumer.vic.g	ov.au/ur	nderquoting					
Range between	ge between \$360,000		&	Ś	\$380,000					
Median sale price*										
Median price		He	use	Uni	ŧ	Suburb or locality	Welshmans Reef			
Period - From		to			Source					

Comparable property sales (*Delete A or B below as applicable)

Α* 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.

Add	dress of comparable property	Price	Date of sale
1	67 Lyons St NEWSTEAD 3462	\$430,000	19/01/2017
2	22 Fishermans Rd WELSHMANS REEF 3462	\$385,000	11/10/2017
3	4 Roberts Rd WELSHMANS REEF 3462	\$365,000	31/10/2016

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.

Account - Cantwell Property Castlemaine Pty Ltd | P: 03 5472 1133 | F: 03 5472 3172





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Rooms:

Property Type: Hobby Farm < 20

ha (Rur)

Land Size: 14100 sqm approx

Agent Comments

Indicative Selling Price \$360,000 - \$380,000 No median price available

Comparable Properties



67 Lyons St NEWSTEAD 3462 (REI/VG)

Price: \$430,000 Method: Private Sale Date: 19/01/2017

Rooms: 5

Property Type: House

Land Size: 2700 sqm approx

Agent Comments

Agent Comments



22 Fishermans Rd WELSHMANS REEF 3462

(REI)

= 3





Price: \$385,000 Method: Private Sale Date: 11/10/2017

Rooms: 4

Property Type: House

Land Size: 4046 sqm approx



4 Roberts Rd WELSHMANS REEF 3462

(REI/VG)

= 3





Price: \$365,000 Method: Private Sale Date: 31/10/2016

Rooms: 4

Property Type: House Land Size: 4046 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments