

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

19 Fishermans Road, Welshmans Reef Vic 3462

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$360,000

&

\$380,000

Median sale price*

Median price

House

Unit

Suburb or locality

Welshmans Reef

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	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.



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)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 19/01/2017
Rooms: 5
Property Type: House
Land Size: 2700 sqm approx



22 Fishermans Rd WELSHMANS REEF 3462 (REI)

Agent Comments



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)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 31/10/2016
Rooms: 4
Property Type: House
Land Size: 4046 sqm approx