

## 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 365 Windermere-learmonth Road, Learmonth Vic 3352

#### Indicative selling price

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

Range between \$385,000 & \$405,000

#### Median sale price\*

Median price House Unit Suburb or locality Learmonth

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.

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**Indicative Selling Price**

\$385,000 - \$405,000

**No median price available**



3 -

**Rooms:**

**Property Type:** Mixed

Farming/Grazing (without structural improvements)

**Land Size:** 17810 sqm approx

Agent Comments

Comprising approx. 4 acres, this neatly presented lifestyle property offers a rare opportunity to purchase a lifestyle property in this tightly held location. The home comprises three bedrooms (all with built in robes, a family bathroom with separate w/c, timber kitchen with an adjacent dining area and a spacious lounge room. A reverse cycle split system (with climate saver mode) offers heating and cooling plus a combustion wood-heater offers a further heating option. Outside the property has an abundance of shedding and outbuildings including a lock up double garage, 6m x 8m shed.

## Comparable Properties

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