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

2137 Ballan-daylesford Road, Leonards Hill Vic 3461

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$580,000	&	\$630,000				
Median sale price*							
Median price		Property Type	S	Suburb Leonards Hill			
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 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	18 Hogans La MUSK VALE 3461	\$650,000	23/04/2018
2	1689 Ballan daylesford Rd KORWEINGUBOORA 3461	\$610,000	11/12/2018
3	2556 Ballan Daylesford Rd MUSK VALE 3461	\$595,000	23/07/2019

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 18 months.

This Statement of Information was prepared on:

18/09/2019 16:27

* 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.



BROADHURST

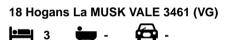




Property Type: Agent Comments

Indicative Selling Price \$580,000 - \$630,000 No median price available

Comparable Properties



Price: \$650,000 Method: Sale Date: 23/04/2018 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 5000 sqm approx

Agent Comments



1689 Ballan daylesford Rd KORWEINGUBOORA 3461 (REI/VG) Agent Comments



Price: \$610,000 Method: Private Sale Date: 11/12/2018 Rooms: 5 Property Type: House (Res) Land Size: 80937.13 sqm approx



2556 Ballan Daylesford Rd MUSK VALE 3461 Agent Comments (REI/VG)



Price: \$595,000 Method: Sale by Tender Date: 23/07/2019 Property Type: House Land Size: 8000 sqm approx

Account - Broadhurst Property | P: 1300 380 980



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.