

# 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](http://consumer.vic.gov.au/underquoting)

Range between

\$580,000

&

\$630,000

### Median sale price\*

Median price

Property Type

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.

	Address 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.



**Property Type:**  
Agent Comments

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

## Comparable Properties

**18 Hogans La MUSK VALE 3461 (VG)**

Agent Comments



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



**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  
(REI/VG)**

Agent Comments



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