

Natalie Ryan

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Section 47AF of the Estate Agents Act 1980

FARM Offered for Sale

850 Lemnos North Road Congupna VIC 3633

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Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$445,000 & \$460,000

Median Sale Price

Important advice about the median sale price: 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*.

Comparable Property Sales

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.

230 Jubilee Road Congupna VIC 3633	Sold Price	\$477,000	Sold Date	03-May-18
 1  3  -			Distance	1.39km

3419 Katamatite-Shepparton Main Road Congupna VIC 3633	Sold Price	\$446,965	Sold Date	27-Mar-19
 -  -  -			Distance	1.47km

RS = Recent sale UN = Undisclosed Sale

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**115 Congupna West Road
Congupna VIC 3633**

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Sold Price

\$410,000

Sold Date

10-Apr-19

Distance

4.42km

RS = Recent sale

UN = Undisclosed Sale

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