

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

340 Lower Settlement Road, Pearsondale Vic 3851

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

Single price \$420,000

Median sale price*

Median price House Unit Suburb or locality Pearsondale

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	73 Mccoll Dr LONGFORD 3851	\$443,000	11/10/2017
2	56 Harpley Ct LONGFORD 3851	\$440,000	03/01/2017
3	6411 South Gippsland Hwy LONGFORD 3851	\$398,000	29/03/2018

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: House (Previously Occupied - Detached)

Land Size: 850000 sqm approx

Agent Comments

Comparable Properties



73 Mccoll Dr LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$443,000

Method: Private Sale

Date: 11/10/2017

Rooms: -

Property Type: House

Land Size: 10000 sqm approx



56 Harpley Ct LONGFORD 3851 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 03/01/2017

Rooms: 6

Property Type: House

Land Size: 17400 sqm approx



6411 South Gippsland Hwy LONGFORD 3851 (REI)

Agent Comments



Price: \$398,000

Method: Private Sale

Date: 29/03/2018

Rooms: 9

Property Type: House