

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

2 Spring Lane, Scotsburn Vic 3352

Indicative selling price

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

Single price

\$150,000

Median sale price

Median price

House

Unit

Suburb or locality

Scotsburn

Period - From

to

Source

REIV

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	Harbours Rd YENDON 3352	\$165,000	18/01/2017
2	ca 7 Harbours Rd YENDON 3352	\$165,000	20/01/2017
3	lot 1 Fiskin St BUNINYONG 3357	\$164,000	27/07/2017

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.~~

2 Spring Lane, Scotsburn Vic 3352

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Indicative Selling Price

\$150,000



Rooms:

Property Type:

Agent Comments

Comparable Properties

Harbours Rd YENDON 3352 (VG)

Agent Comments



Price: \$165,000

Method: Sale

Date: 18/01/2017

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 20000 sqm approx



ca 7 Harbours Rd YENDON 3352 (REI)

Agent Comments



Price: \$165,000

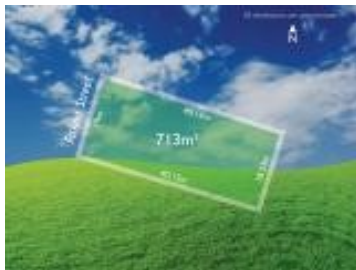
Method: Private Sale

Date: 20/01/2017

Rooms: -

Property Type: Misc Improvements Rural (no dwelling)

Land Size: 20235 sqm approx



lot 1 Fisken St BUNINYONG 3357 (REI)

Agent Comments



Price: \$164,000

Method: Private Sale

Date: 27/07/2017

Rooms: -

Property Type: Land

Land Size: 713 sqm approx