

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

75 Nintingbool Road, Nintingbool Vic 3351

Indicative selling price

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

Range between \$490,000

&

\$510,000

Median sale price*

Median price

House

Unit

Suburb or locality

Nintingbool

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	128 Hayes Dr SMYTHES CREEK 3351	\$505,000	07/12/2016
2	1180 Glenelg Hwy NINTINGBOOL 3351	\$496,500	02/11/2017
3	89 Nintingbool Rd NINTINGBOOL 3351	\$495,000	18/07/2017

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.

* 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.



3 1 2

Rooms: 6

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 15040 sqm approx

Agent Comments

Set amongst the gums on approx. 4 acres is this charming Western Red Cedar home. Character filled, the house boasts cathedral ceilings and to the family and dining area and an updated kitchen with concrete benchtops. The three bedrooms each have built in robes and separate bungalow makes a perfect rumpus room, studio or further accommodation. Outside is a concreted outdoor entertaining space, 9m x 13m and 7m x 8.6m sheds are complete with electricity and concrete flooring, plus there is a double car-port located between the main home and bungalow as well as further sundry shedding.

Comparable Properties



128 Hayes Dr SMYTHES CREEK 3351 (REI/VG) Agent Comments

3 2 3

Price: \$505,000

Method: Private Sale

Date: 07/12/2016

Rooms: 4

Property Type: House (Res)

Land Size: 40468 sqm approx



1180 Glenelg Hwy NINTINGBOOL 3351 (REI) Agent Comments

3 1 2

Price: \$496,500

Method: Private Sale

Date: 02/11/2017

Rooms: 4

Property Type: House

Land Size: 134603 sqm approx



89 Nintingbool Rd NINTINGBOOL 3351 (REI) Agent Comments

3 2 6

Price: \$495,000

Method: Private Sale

Date: 18/07/2017

Rooms: 4

Property Type: House (Res)