

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

180 Navigator-dunnstown Road, Navigators Vic 3352

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$715,000

Property Type

House

Suburb

Navigators

Period - From

12/09/2018

to

11/09/2019

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		
2		
3		

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.~~

This Statement of Information was prepared on:

16/09/2019

Phil Hayward
03 5329 2517
0419 107 112

phayward@hockingstuart.com.au

Indicative Selling Price

\$900,000 - \$950,000

Median House Price

12/09/2018 - 11/09/2019: \$715,000



Property Type:
Agent Comments

Located in the tightly held farming district of Navigators – this 78 acre (31.68 Hectare) is made up of four titles and is being offered For Sale for the first time in more than 60 years. Comprising quality volcanic soils, 3 dams and a winter creek the property has a past history of potato production and is currently used for cattle grazing. The land has frontage to both the Navigators-Dunnstown Road plus the Ditchfield Road.

Comparable Properties

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.